

SITE PLANS

FOR

UNITED FARM AND HOME COOPERATIVE

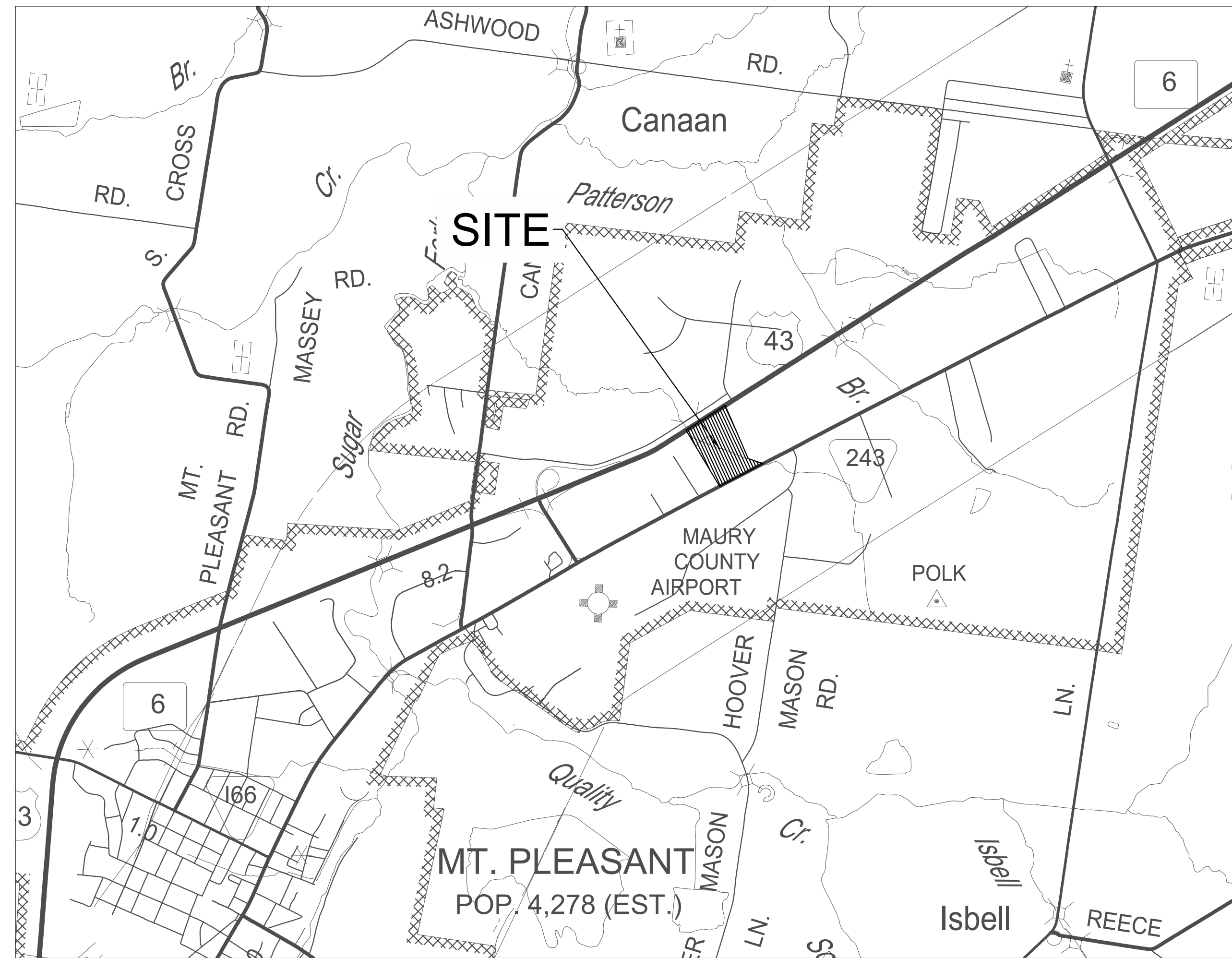
1385 NORTH MAIN STREET
MT PLEASANT, TENNESSEE



BRIDGEPOINT, LLC
2095A COOKS RD.
MOUNT JULIET, TENNESSEE
16151-4339-5000
WWW.BRIDGEPOINTTN.COM

No.	Revision/Issue	Date
1	CITY, OWNER & TDEC COMMENTS	2024-07-25

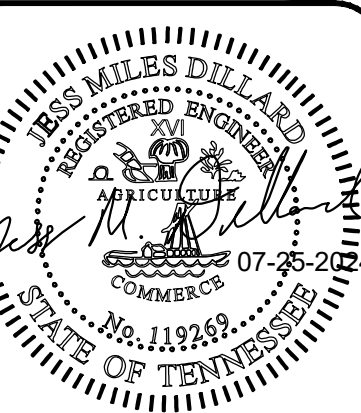
SITE DATA TABLE	
OWNER/DEVELOPER	
NAME:	UNITED FARM AND HOME COOPERATIVE
ADDRESS:	975 RIVERVIEW LANE COLUMBIA, TN 38401
PARCEL ID:	TAX MAP 126, PARCEL 041.11
ADDRESS:	1385 NORTH MAIN STREET MT PLEASANT, TN 38474
ZONING:	
TRACT 1:	IL, LIGHT INDUSTRIAL
BUILDING SETBACKS:	
FRONT:	50 FEET
SIDE:	50 FEET
REAR:	50 FEET
LOT SIZE:	
	±21.25 ACRES
	±925,650 SF
IMPERVIOUS SURFACE RATIO (ISR):	
EXISTING:	13.8%
PROPOSED:	26.3%
BUILDING AREA EXISTING:	4.2%
BUILDING AREA PROPOSED:	6.2%
BUILDING HEIGHT MAX:	60 FEET
BUILDING HEIGHT PROVIDED:	48 FEET
TOTAL DISTURBED AREA:	45.34 AC
DISTURBED AREA IN FLOODPLAIN:	22.33 AC
TDEC NOC:	TNR#####



VICINITY MAP
1" = 2000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	CONSOLIDATION PLAT
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE LAYOUT
C3.0	GRADING & DRAINAGE PLAN
C4.0	INITIAL EPSC PLAN
C4.1	INTERMEDIATE EPSC PLAN
C4.2	FINAL EPSC PLAN
C4.3	EPSC DETAILS
C4.4	EPSC DETAILS
C5.0	UTILITY LAYOUT
C5.1	PHOTOMETRIC PLAN
C6.0	SITE DETAILS
C6.1	SITE DETAILS
A-1	FLOOR PLAN
A-2	LARGE SCALE FLOOR PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS

SITE PLANS FOR
UNITED FARM AND HOME CO-OP
FEED BUILDING
1385 NORTH MAIN STREET
MOUNT PLEASANT, TENNESSEE
MAURY COUNTY, TENNESSEE



COVER SHEET	
DATE:	7/25/2024
DRAWING SCALE:	AS SHOWN
PROJECT NO.:	24-040
DRAWN BY:	BRS
CHECKED BY:	JMD
APPROVED BY:	JMD

SHEET NUMBER:
C0.0

OWNER
UNITED FARM & HOME COOPERATIVE
ROB EUBANK
975 RIVERVIEW LANE
COLUMBIA, TN 38401
931-309-6825
REUBANK@UFHCOOP.COM

ENGINEER
BRIDGEPOINT, LLC
JESS DILLARD
2095A COOKS ROAD
MOUNT JULIET, TN 37122
615-453-5000
JDILLARD@BRIDGEPOINTTN.COM

CONTRACTOR
DOSS BROTHERS, INC.
TYLER DOSS
2784 HWY 43 N.
LAWRENCEBURG, TN 38464
931-762-1531
TYLER@DOSSBROTHERS.COM

THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FIRM MAP "CITY OF MT PLEASANT" PANEL 260 OF 440, MAP NUMBER 47119C0260E, EFFECTIVE DATE APRIL 16, 2007.



Know what's below.
Call before you dig.

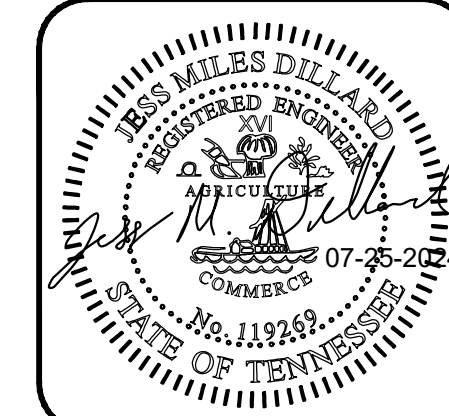
THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF MT PLEASANT STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELATIVE DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.



BRIDGEPOINT, LLC
2095A COOKS RD.
MOUNT JULIET, TENNESSEE
37133-5000
WWW.BRIDGEPOINTTN.COM

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SITE PLANS FOR
**UNITED FARM AND HOME CO-OP
FEED BUILDING**
1385 NORTH MAIN STREET
MOUNT PLEASANT, TENNESSEE
MAURY COUNTY, TENNESSEE



DATE	DRAWN BY	CHECKED BY	PROJECT NO.
7/25/2024	BRS	JMD	24-040
	AS SHOWN		

SHEET NUMBER:
C1.1

UST, INC.
1427 NORTH MAIN STREET
MT PLEASANT TN 38474
MAP 126, PARCEL 003.04
DB R2260, PG 882
ZONING: IL

EXISTING 30" SQUASH CMP
INV. IN: 618.86
INV. OUT: 618.86

EXISTING 30" SQUASH CMP
INV. IN: 619.13
INV. OUT: 619.96

EXISTING 30" SQUASH CMP
INV. IN: 619.14
INV. OUT: 619.08

EXISTING 30" CMP
INV. IN: 622.91
INV. OUT: 622.07

EXISTING 48" CMP
INV. IN: 623.87
INV. OUT: 622.54

EXISTING 60" CMP
INV. IN: 626.37
INV. OUT: 625.89

SEKISUI PLASTIC USA INC.
110 CLIFTON WAY DRIVE
MT PLEASANT TN 38474
MAP 126, PARCEL 041.55
DB R2215, PG 1048
ZONING: IL

EXISTING 60" CMP TO BE
REMOVED AND REPLACED.
(SEE C3.0)

EXISTING 12" HDPE PIPE
INV. IN: 633.84
INV. OUT: 633.66

EXISTING 12" CMP
INV. IN: 635.87
INV. OUT: 635.73

UNITED FARM AND HOME COOPERATIVE
1385 N MAIN ST.
MT PLEASANT, TN 38474
MAP 126, PARCEL 041.11
DB R2705, PG 948
ZONING: IL
±21.25 ACRES

EXISTING FERTILIZER BUILDING
OFFICE FFE: ±639.63
UPPER FFE: ±642.24
LOWER FFE: ±640.14

EXISTING BUILDING
FFE: ±639.08

EXISTING SEED
WAREHOUSE
FFE: ±639.22

EXISTING MAINTENANCE
BUILDING
FFE: ±639.17

EXISTING POLE BARN
FFE: ±638.03

EXISTING 12" CMP
INV. IN: 637.36
INV. OUT: 637.31

EXISTING 24" CMP
INV. IN: 640.00
INV. OUT: 639.50

CONCRETE PAD TO BE DEMOLISHED

EXISTING SCALE HOUSE
FFE: VARIES

POWER POLE TO BE DEMOLISHED

GRAVEL DRIVEWAY

OVERHEAD ELECTRIC
SERVICE TO BE DEMOLISHED

100-YEAR FLOOD LINE

EXISTING 2 BARREL 36" CMP
INV. IN: 629.69
INV. OUT: 629.21

JEFFREY A LEFEVERS
1339 NORTH MAIN STREET
MT PLEASANT TN 38474
MAP 126, PARCEL 041.57
DB R1938, PG 1436
ZONING: IL

EXISTING 60" CMP TO BE
REMOVED AND REPLACED.
(SEE C3.0)

EXISTING 60" CMP
INV. IN: 632.28
INV. OUT: 632.25

EXISTING POWER POLE TO
REMAIN. SEE SHEET C5.0 FOR
PROPOSED ELECTRIC SERVICE

EDGE OF GRAVEL DRIVEWAY

NORTH MAIN STREET

EDGE OF EXISTING PAVEMENT

EXISTING GAS LINE

EXISTING WATER LINE

CONCRETE ENTRANCE
TO BE REMOVED

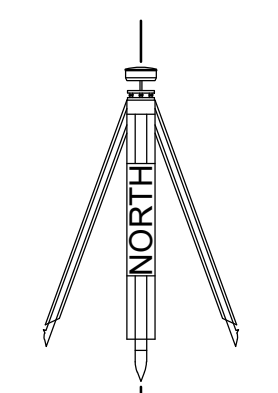
EXISTING OVERHEAD ELECTRIC

EXISTING POWER POLE (TYP.)

INDUSTRIAL DEVELOPMENT OF MT PLEASANT TN
100 PUBLIC SQUARE
MT PLEASANT TN 38474
MAP 126, PARCEL 041.12
DB R2418, PG 1235
ZONING: IL

LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	IRON PIN FOUND
	IRON PIN & CAP FOUND
	EXISTING UTILITY DEMOLITION
	EXISTING CONCRETE DEMOLITION



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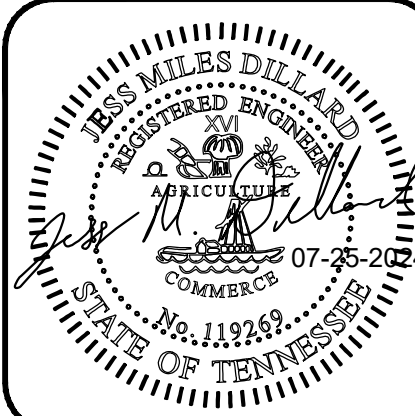


BRIDGEPOINT, LLC
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MOUNT JULIET, TENNESSEE
10151-4533-5000
WWW.BRIDGEPOINTTN.COM

UST INC.
1427 NORTH MAIN STREET
MT PLEASANT TN 38474
MAP 126, PARCEL 003.04
DB R2260, PG 882
ZONING: IL

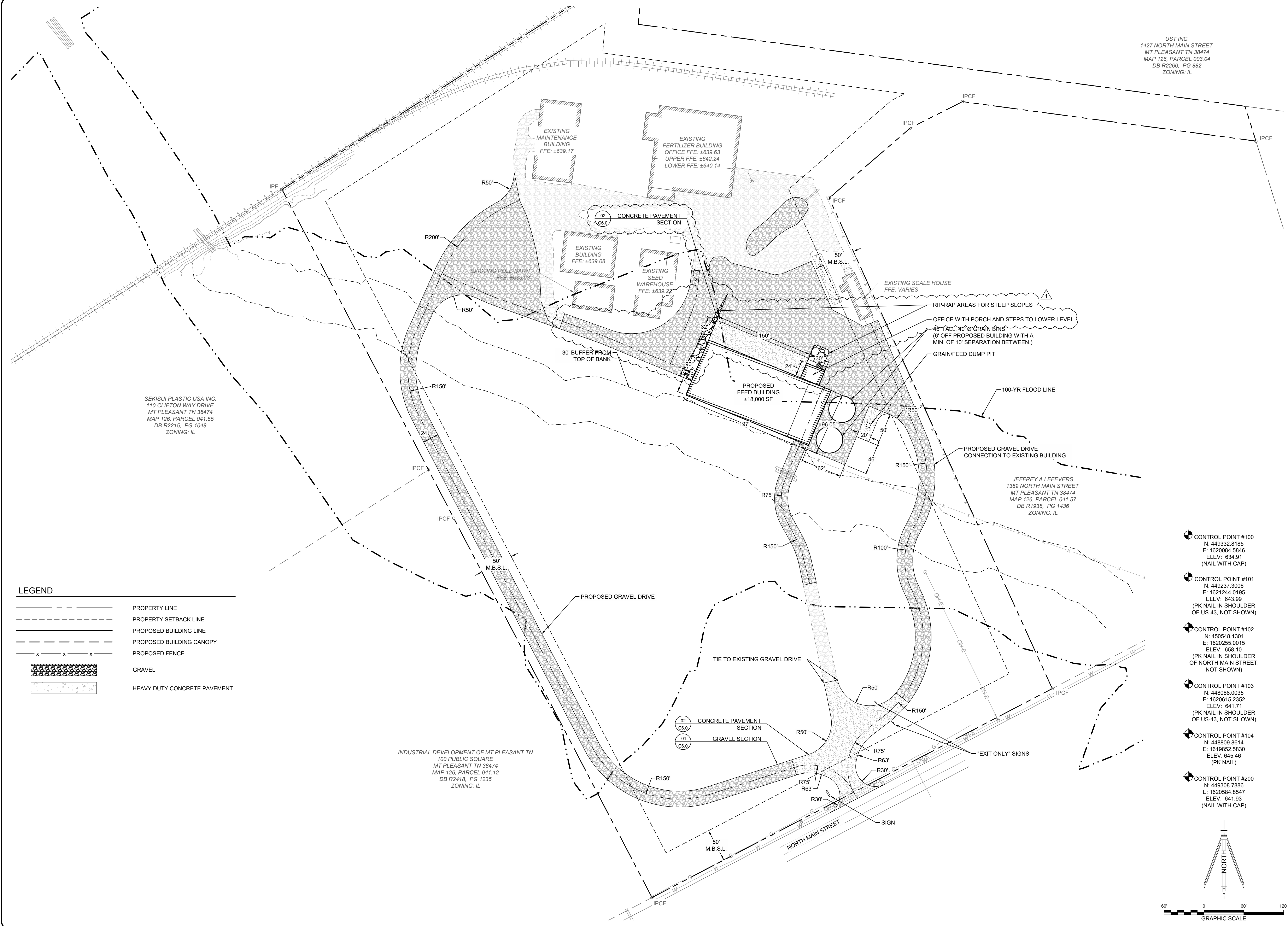
Date	Revision/Issue	No.
2024-07-25	CITY, OWNER & TDEC COMMENTS	1

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FEED BUILDING**
1385 NORTH MAIN STREET
MOUNT PLEASANT, TENNESSEE
MAURY COUNTY, TENNESSEE



DATE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:
7/25/2024	BRS	JMD	24-040
AS SHOWN			

SHEET NUMBER:
C2.0



SEKISUI PLASTIC USA INC.
110 CLIFTON WAY DRIVE
MT PLEASANT TN 38474
MAP 126, PARCEL 041.55
DB R2215, PG 1048
ZONING: IL

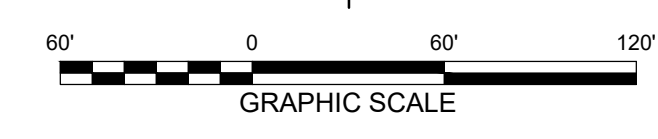
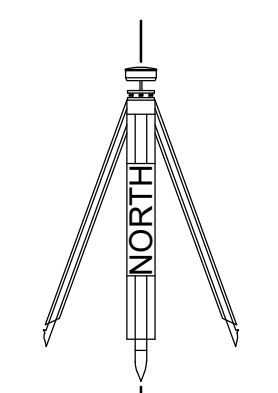
JEFFREY A LEFEVERS
1389 NORTH MAIN STREET
MT PLEASANT TN 38474
MAP 126, PARCEL 041.57
DB R1938, PG 1436
ZONING: IL

INDUSTRIAL DEVELOPMENT OF MT PLEASANT TN
100 PUBLIC SQUARE
MT PLEASANT TN 38474
MAP 126, PARCEL 041.12
DB R2418, PG 1235
ZONING: IL

LEGEND

	PROPERTY LINE
	PROPERTY SETBACK LINE
	PROPOSED BUILDING LINE
	PROPOSED BUILDING CANOPY
	PROPOSED FENCE
	GRAVEL
	HEAVY DUTY CONCRETE PAVEMENT

- CONTROL POINT #100
N: 449332.8185
E: 1620084.5846
ELEV: 634.91
(NAIL WITH CAP)
- CONTROL POINT #101
N: 449237.3006
E: 1621244.0195
ELEV: 643.99
(PK NAIL IN SHOULDER OF US-43, NOT SHOWN)
- CONTROL POINT #102
N: 4450548.1301
E: 1620255.0015
ELEV: 638.10
(PK NAIL IN SHOULDER OF NORTH MAIN STREET, NOT SHOWN)
- CONTROL POINT #103
N: 448088.0035
E: 1620615.2352
ELEV: 641.71
(PK NAIL IN SHOULDER OF US-43, NOT SHOWN)
- CONTROL POINT #104
N: 448809.8614
E: 1619852.5830
ELEV: 645.46
(PK NAIL)
- CONTROL POINT #200
N: 449308.7886
E: 1620584.8547
ELEV: 641.93
(NAIL WITH CAP)



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ZONING: IL

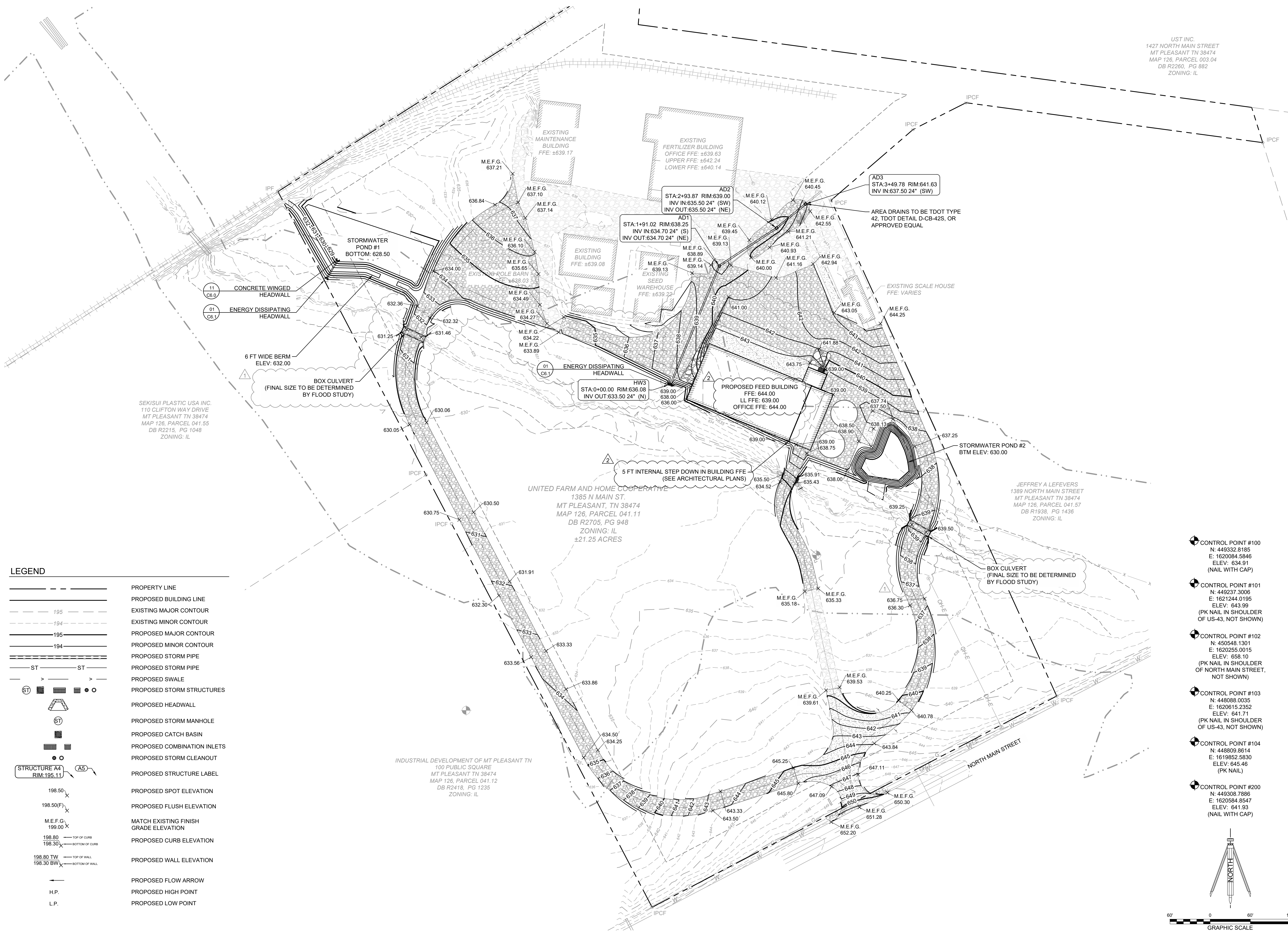
Date	Revision/Issue
2024-07-25	CITY, OWNER & TDEC COMMENTS
XX.XX.XX	MAIN FLOOR & OFFICE FFE

SITE PLANS FOR
**UNITED FARM AND HOME CO-OP
FEED BUILDING**
1385 NORTH MAIN STREET
MOUNT PLEASANT, TENNESSEE
MAURY COUNTY, TENNESSEE



DATE	DRAWN BY	CHECKED BY	PROJECT NO.
7/29/2024	BRS	JMD	24-040
	AS SHOWN		

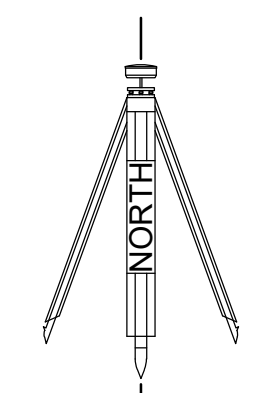
SHEET NUMBER:
C3.0



LEGEND

	PROPERTY LINE
	PROPOSED BUILDING LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM PIPE
	PROPOSED STORM PIPE
	PROPOSED SWALE
	PROPOSED STORM STRUCTURES
	PROPOSED HEADWALL
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED COMBINATION INLETS
	PROPOSED STORM CLEANOUT
	PROPOSED STRUCTURE LABEL
	PROPOSED SPOT ELEVATION
	PROPOSED FLUSH ELEVATION
	MATCH EXISTING FINISH GRADE ELEVATION
	PROPOSED CURB ELEVATION
	PROPOSED CURB ELEVATION
	PROPOSED WALL ELEVATION
	PROPOSED WALL ELEVATION
	PROPOSED FLOW ARROW
	PROPOSED HIGH POINT
	PROPOSED LOW POINT

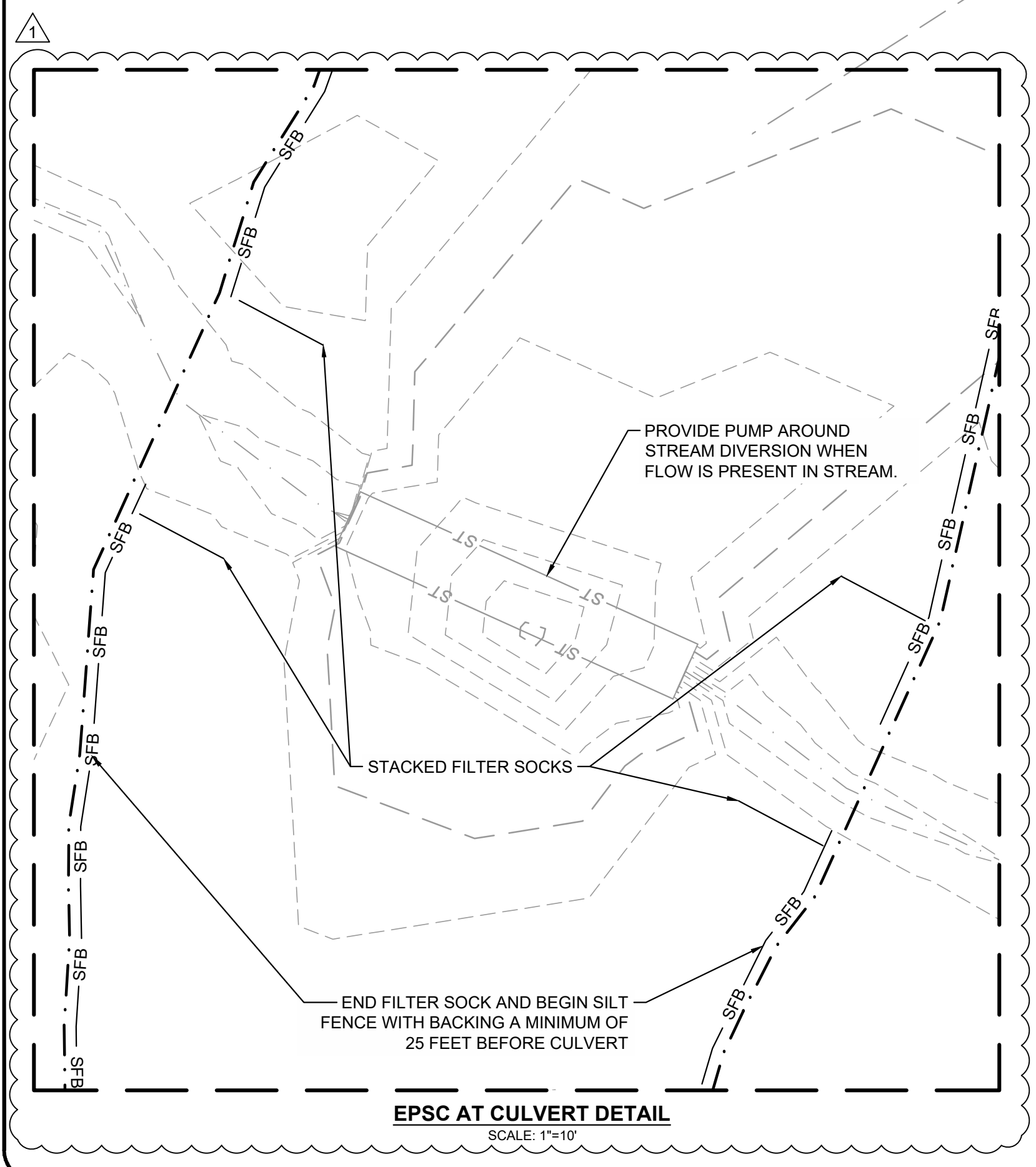
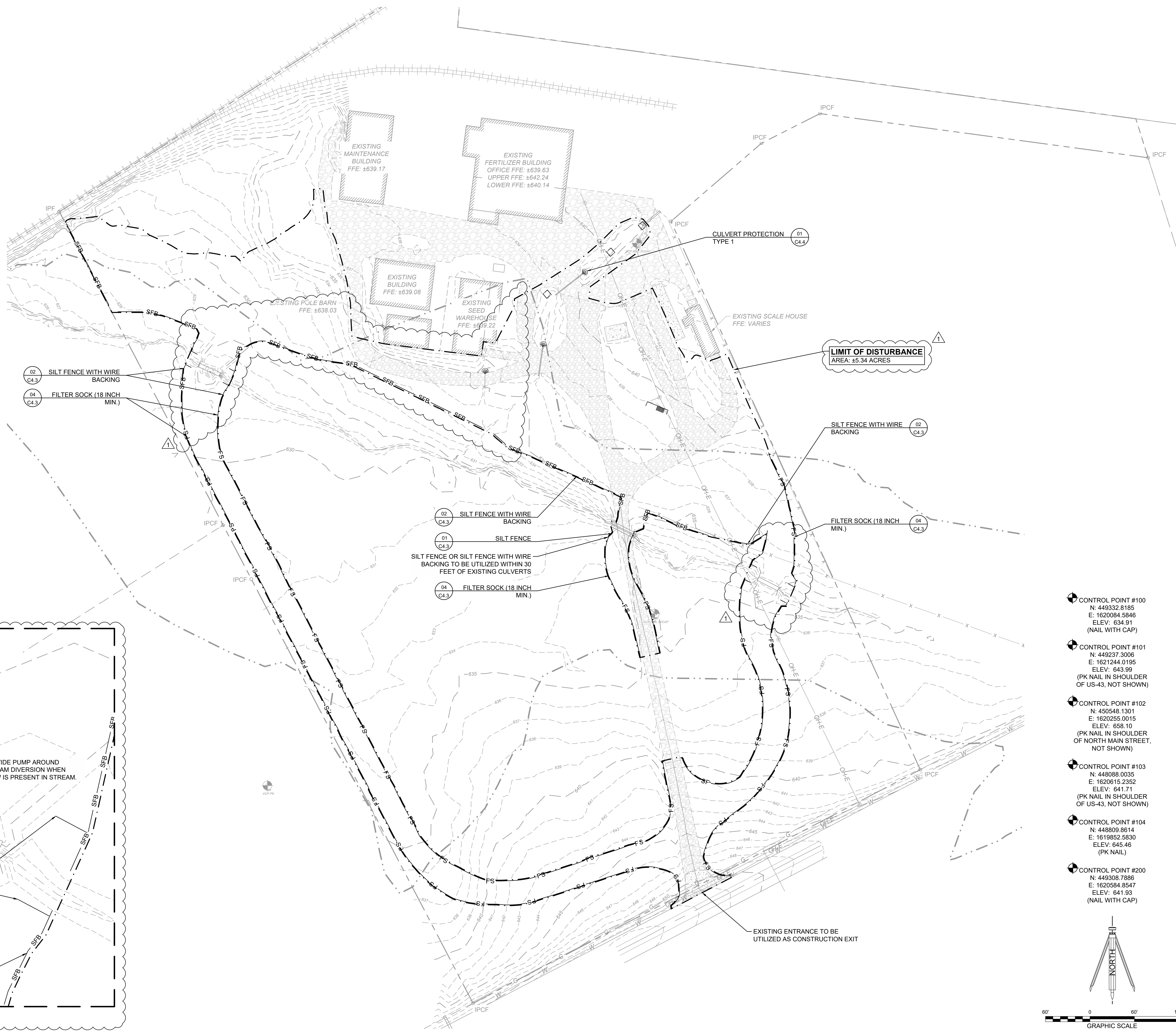
- CONTROL POINT #100
N: 449332.8185
E: 1620084.5846
ELEV: 634.91
(NAIL WITH CAP)
- CONTROL POINT #101
N: 449237.3006
E: 1621244.0195
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ELEV: 641.93
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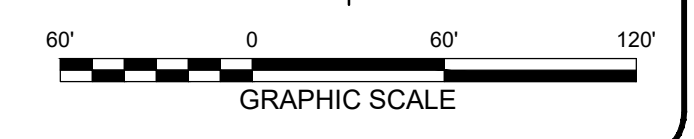
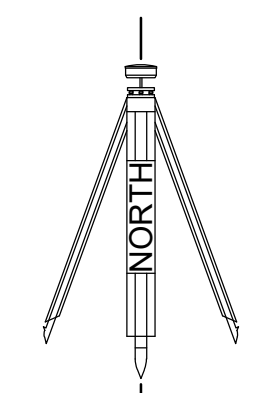
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LEGEND

	PROPERTY LINE
	PROPOSED BUILDING LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STORM SEWER
	LIMITS OF DISTURBANCE
	SILT FENCE
	SILT FENCE WITH WIRE BACKING
	FILTER SOCK
	CULVERT PROTECTION TYPE 1

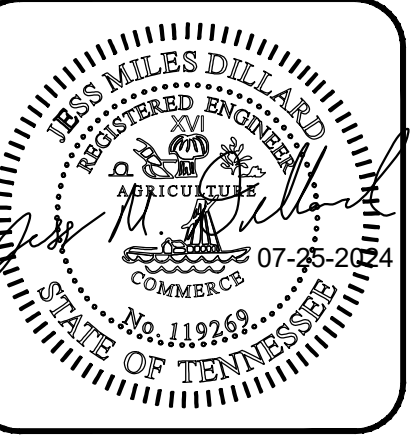


- CONTROL POINT #100
N: 449332.8185
E: 1620084.5846
ELEV: 634.91
(NAIL WITH CAP)
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ELEV: 641.93
(NAIL WITH CAP)



Date	2024-07-25
Revision/Issue	CITY, OWNER & TDEC COMMENTS
No.	1

SITE PLANS
 FOR
UNITED FARM AND HOME CO-OP
FEED BUILDING
 1385 NORTH MAIN STREET
 MOUNT PLEASANT, TENNESSEE
 MAURY COUNTY, TENNESSEE



INITIAL EPSC PLAN

DATE:	7/25/2024	DRAWN BY:	BRS	JMD	JMD
DRAWING SCALE:	AS SHOWN	CHECKED BY:	AS SHOWN	AS SHOWN	AS SHOWN
PROJECT NO.:	24-040	APPROVED BY:			

SHEET NUMBER:
C4.0

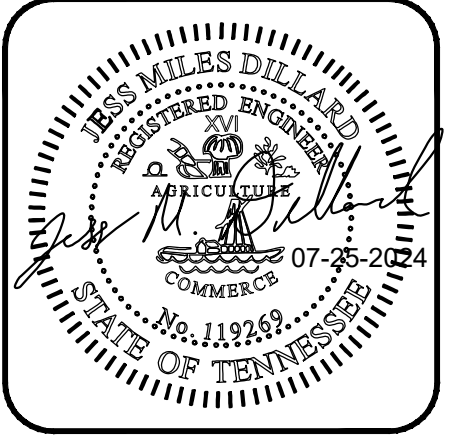
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BRIDGEPOINT, LLC
 2095A COOKS RD.
 MOUNT JULIET, TENNESSEE
 37131-4533-5000
 WWW.BRIDGEPOINTTN.COM

No.	Revision/Issue	Date
1	CITY, OWNER & TDEC COMMENTS	2024-07-25

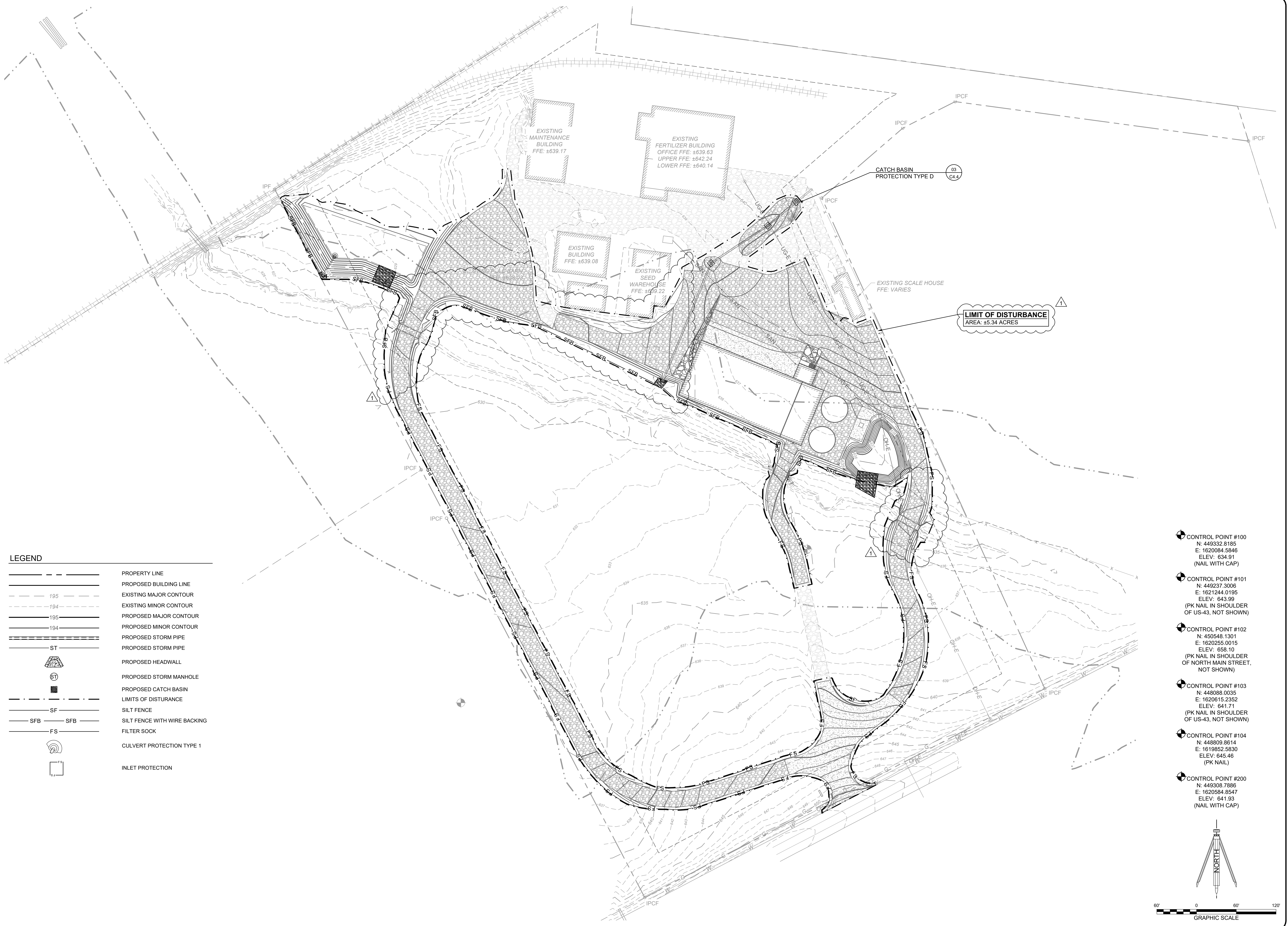
SITE PLANS
 FOR
UNITED FARM AND HOME CO-OP
FEED BUILDING
 1385 NORTH MAIN STREET
 MOUNT PLEASANT, TENNESSEE
 MAURY COUNTY, TENNESSEE



INTERMEDIATE EPSC PLAN

DATE:	7/25/2024	DRAWN BY:	BRS
DRAWING SCALE:	AS SHOWN	CHECKED BY:	JMD
PROJECT NO.:	24-040	APPROVED BY:	JMD

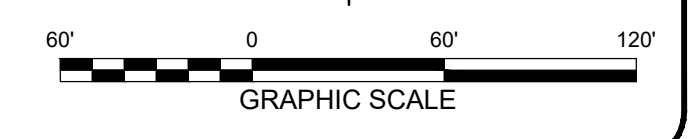
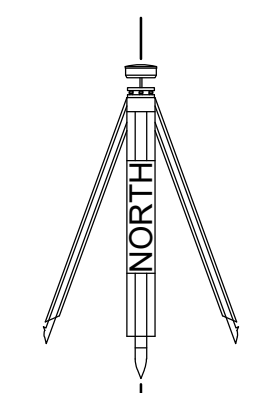
SHEET NUMBER:
C4.1



LEGEND

	PROPERTY LINE
	PROPOSED BUILDING LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM PIPE
	PROPOSED STORM PIPE
	PROPOSED HEADWALL
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	LIMITS OF DISTURBANCE
	SILT FENCE
	SILT FENCE WITH WIRE BACKING
	FILTER SOCK
	CULVERT PROTECTION TYPE 1
	INLET PROTECTION

- CONTROL POINT #100
 N: 449332.8185
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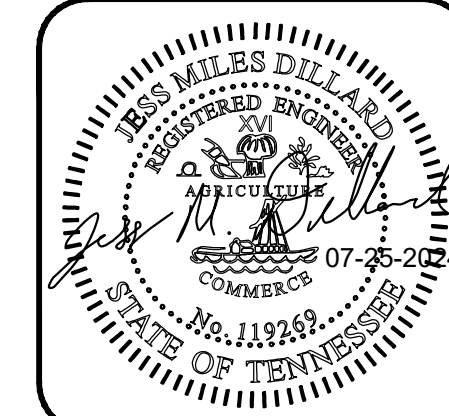
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BRIDGEPOINT, LLC
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MOUNT JULIET, TENNESSEE
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Date	2024-07-25
Revision/Issue	CITY, OWNER & TDEC COMMENTS
No.	1

SITE PLANS FOR
**UNITED FARM AND HOME CO-OP
FEED BUILDING**
1385 NORTH MAIN STREET
MOUNT PLEASANT, TENNESSEE
MAURY COUNTY, TENNESSEE



FINAL EPSC PLAN	
DATE:	7/25/2024
DRAWING SCALE:	AS SHOWN
PROJECT NO.:	24-040
DRAWN BY:	BRS
CHECKED BY:	JMD
APPROVED BY:	JMD

SHEET NUMBER:
C4.2

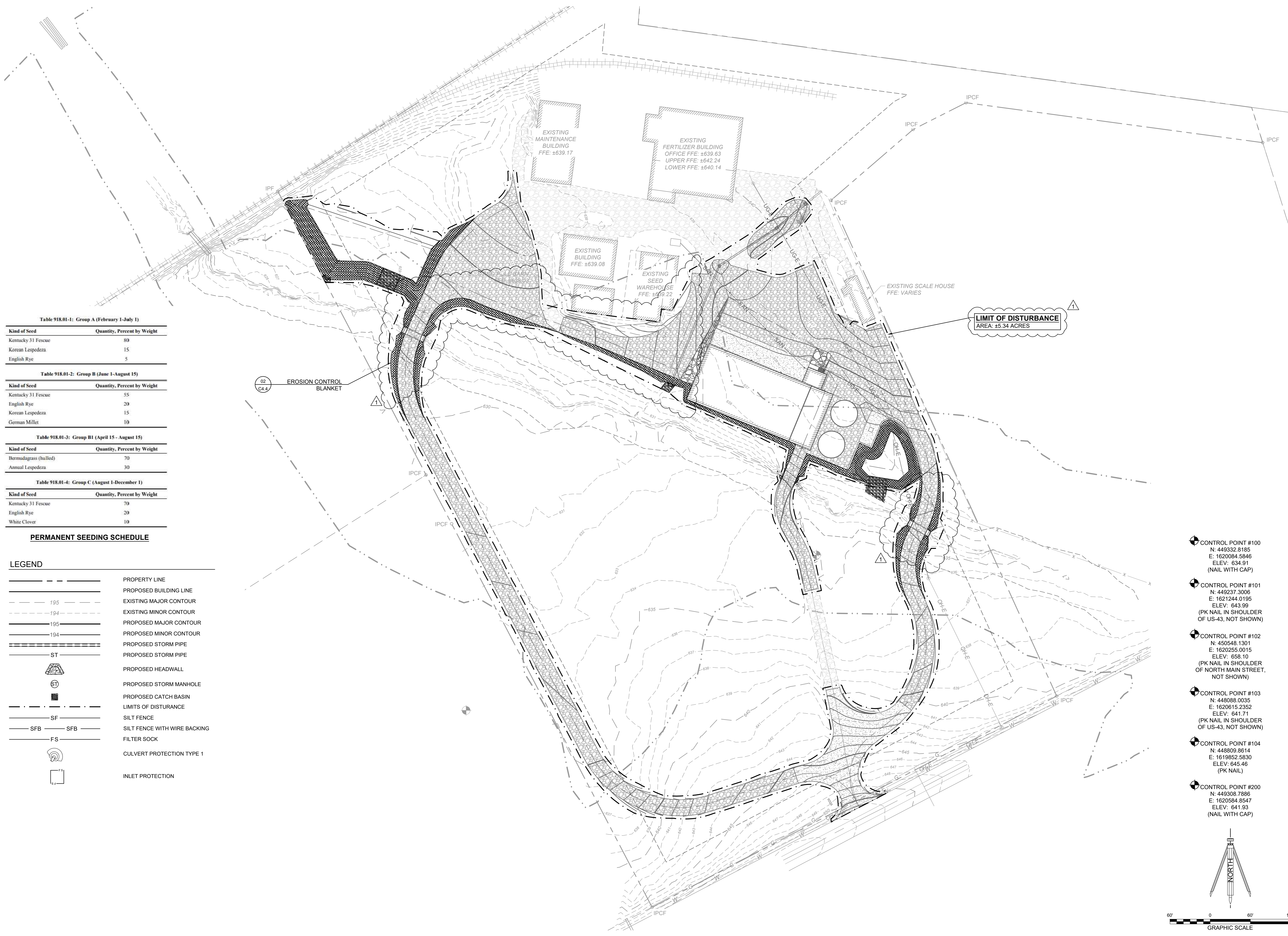


Table 918.01-1: Group A (February 1-July 1)

Kind of Seed	Quantity, Percent by Weight
Kentucky 31 Fescue	80
Korean Lespedeza	15
English Rye	5

Table 918.01-2: Group B (June 1-August 15)

Kind of Seed	Quantity, Percent by Weight
Kentucky 31 Fescue	55
English Rye	20
Korean Lespedeza	15
German Millet	10

Table 918.01-3: Group B1 (April 15 - August 15)

Kind of Seed	Quantity, Percent by Weight
Bermudagrass (hulled)	70
Annual Lespedeza	30

Table 918.01-4: Group C (August 1-December 1)

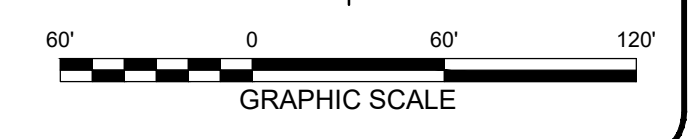
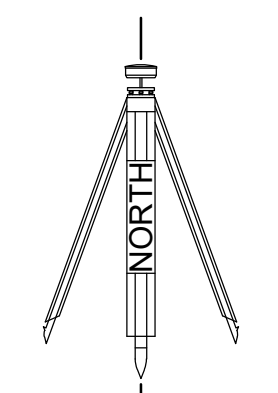
Kind of Seed	Quantity, Percent by Weight
Kentucky 31 Fescue	70
English Rye	20
White Clover	10

PERMANENT SEEDING SCHEDULE

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM PIPE
	PROPOSED STORM PIPE
	PROPOSED HEADWALL
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	LIMITS OF DISTURANCE
	SILT FENCE
	SILT FENCE WITH WIRE BACKING
	FILTER SOCK
	CULVERT PROTECTION TYPE 1
	INLET PROTECTION

- CONTROL POINT #100
N: 449332.8185
E: 1620084.5846
ELEV: 634.91
(NAIL WITH CAP)
- CONTROL POINT #101
N: 449237.3006
E: 1621244.0195
ELEV: 643.99
(PK NAIL IN SHOULDER OF US-43, NOT SHOWN)
- CONTROL POINT #102
N: 450548.1301
E: 1620255.0015
ELEV: 638.10
(PK NAIL IN SHOULDER OF NORTH MAIN STREET, NOT SHOWN)
- CONTROL POINT #103
N: 448088.0035
E: 1620615.2352
ELEV: 641.71
(PK NAIL IN SHOULDER OF US-43, NOT SHOWN)
- CONTROL POINT #104
N: 448809.8614
E: 1619852.5830
ELEV: 645.46
(PK NAIL)
- CONTROL POINT #200
N: 449308.7886
E: 1620584.8547
ELEV: 641.93
(NAIL WITH CAP)



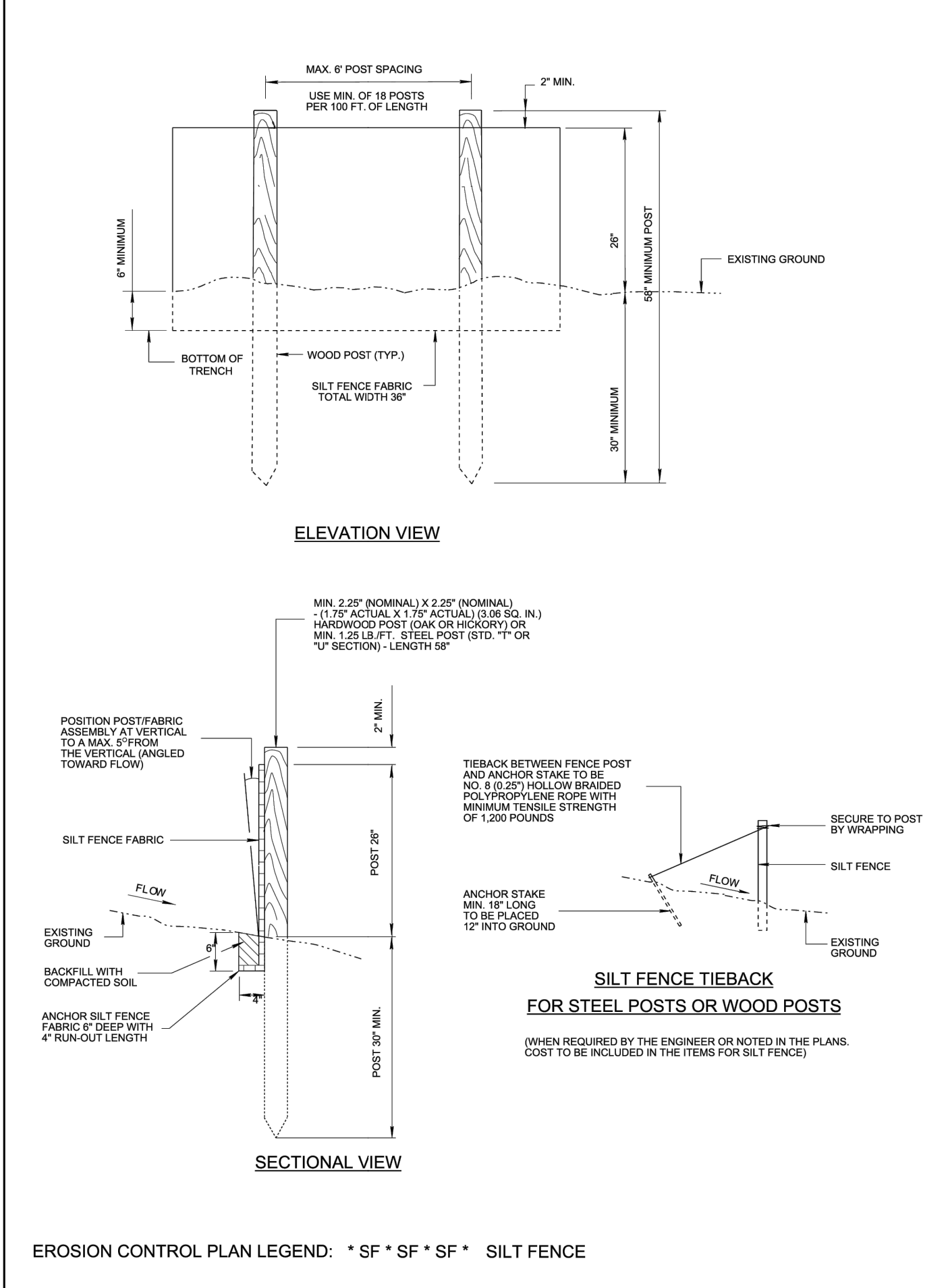
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01
 C4.3

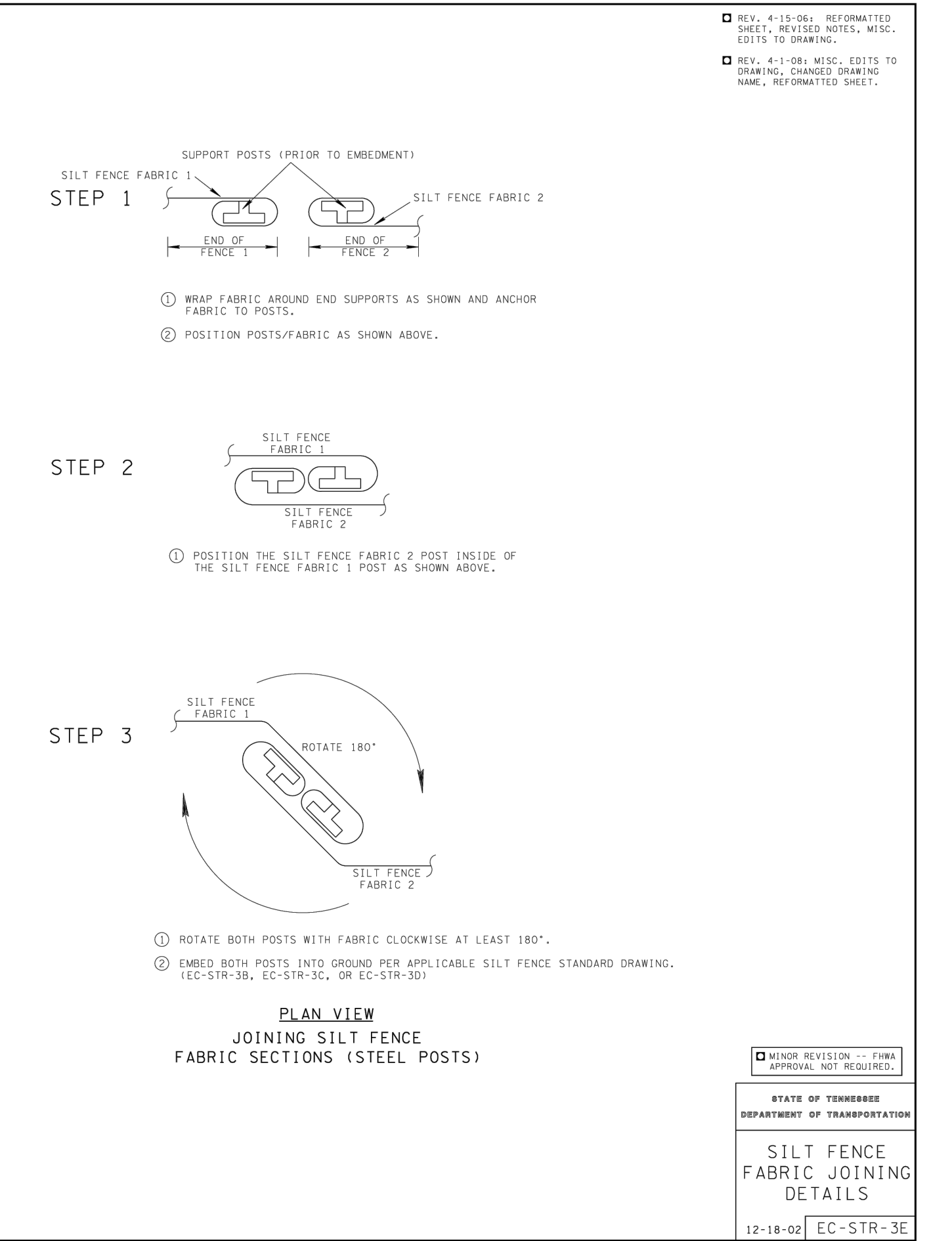
REV. 4-10-06: REFORMATTED SHEET, REVISED NOTES, WISC, EDITS TO DRAWING.
 REV. 4-1-08: WISC, EDITS TO DRAWING, CHANGED DRAWING NAME, REFORMATTED SHEET.
 MINOR REVISION -- FIRM APPROVAL NOT REQUIRED.
 STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
 SILT FENCE JOINING DETAILS
 12-18-02 EC-STR-3E

03
 C4.3



SILT FENCE FABRIC SPECIFICATIONS	
FABRIC PROPERTY AND TEST METHODS	REQUIRED PHYSICAL PROPERTIES (MARV VALUES OF TEST DATA)
GEOTEXTILE FABRIC TYPE	WOVEN SUEDE FILM
APPEARANT OPENING SIZE (ASTM D4751)	#30 TO #70 STANDARD SIEVE
WATER FLUX (ASTM D491)	> 4 GPM/FT ²
TENSILE STRENGTH (ASTM D4832)	2000 LB. (WARP DIRECTION) X 100 LB. (FILL DIRECTION)
ULTRAVIOLET STABILITY (AFTER 500 HRS PER ASTM D4835)	> 70%
BURST STRENGTH (ASTM D3786)	5.20% (MAX)
PUNCTURE STRENGTH (ASTM D4833)	250 PSI
TRIANGULAR TEAR (ASTM D4833)	240 LB.
	240 LB. (WARP DIRECTION) X 40 LB. (FILL DIRECTION)

02
 C4.3



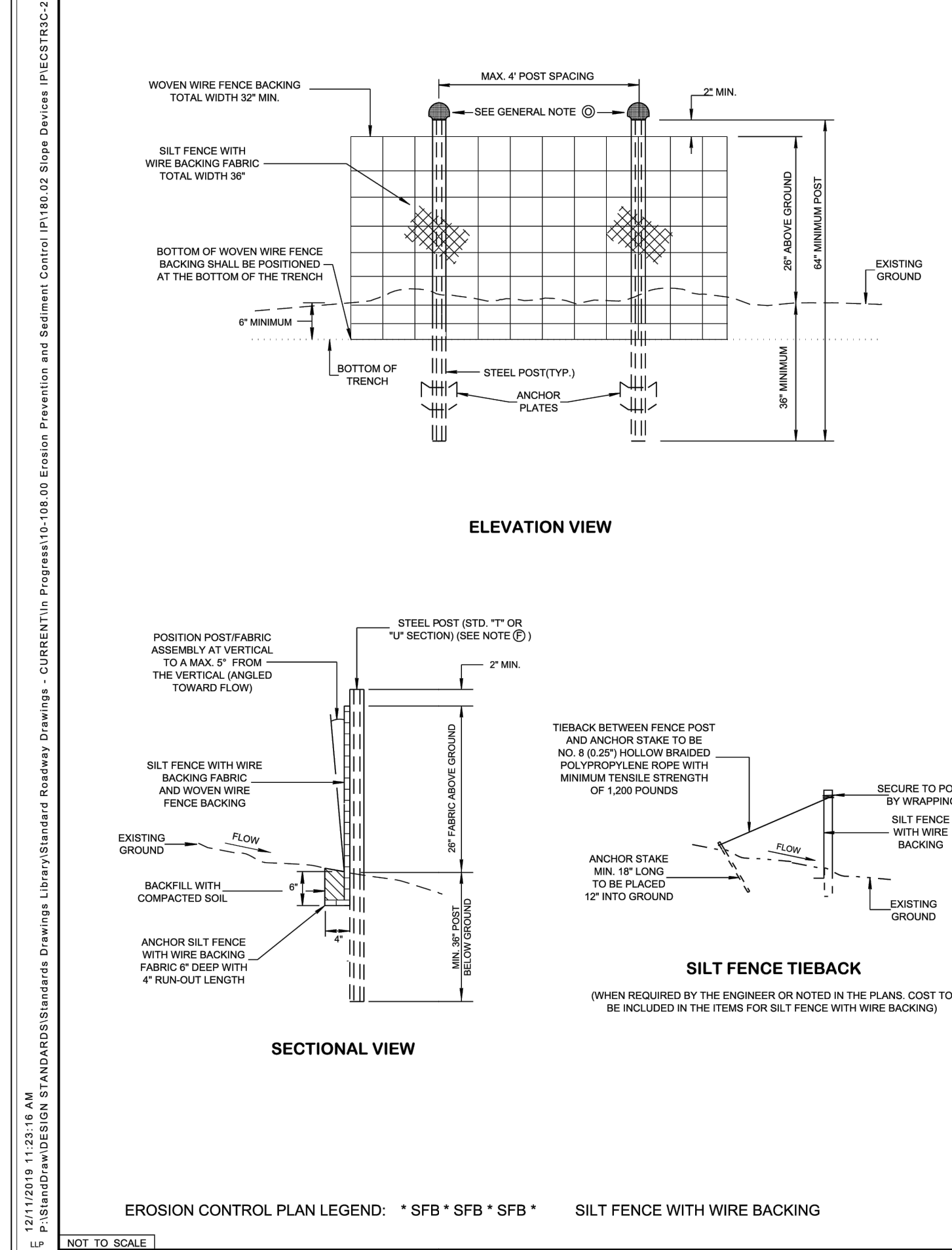
04
 C4.3

EROSION CONTROL PLAN LEGEND: * SF * SF * SF * SILT FENCE

SILT FENCE FABRIC JOINING
 NOT TO SCALE

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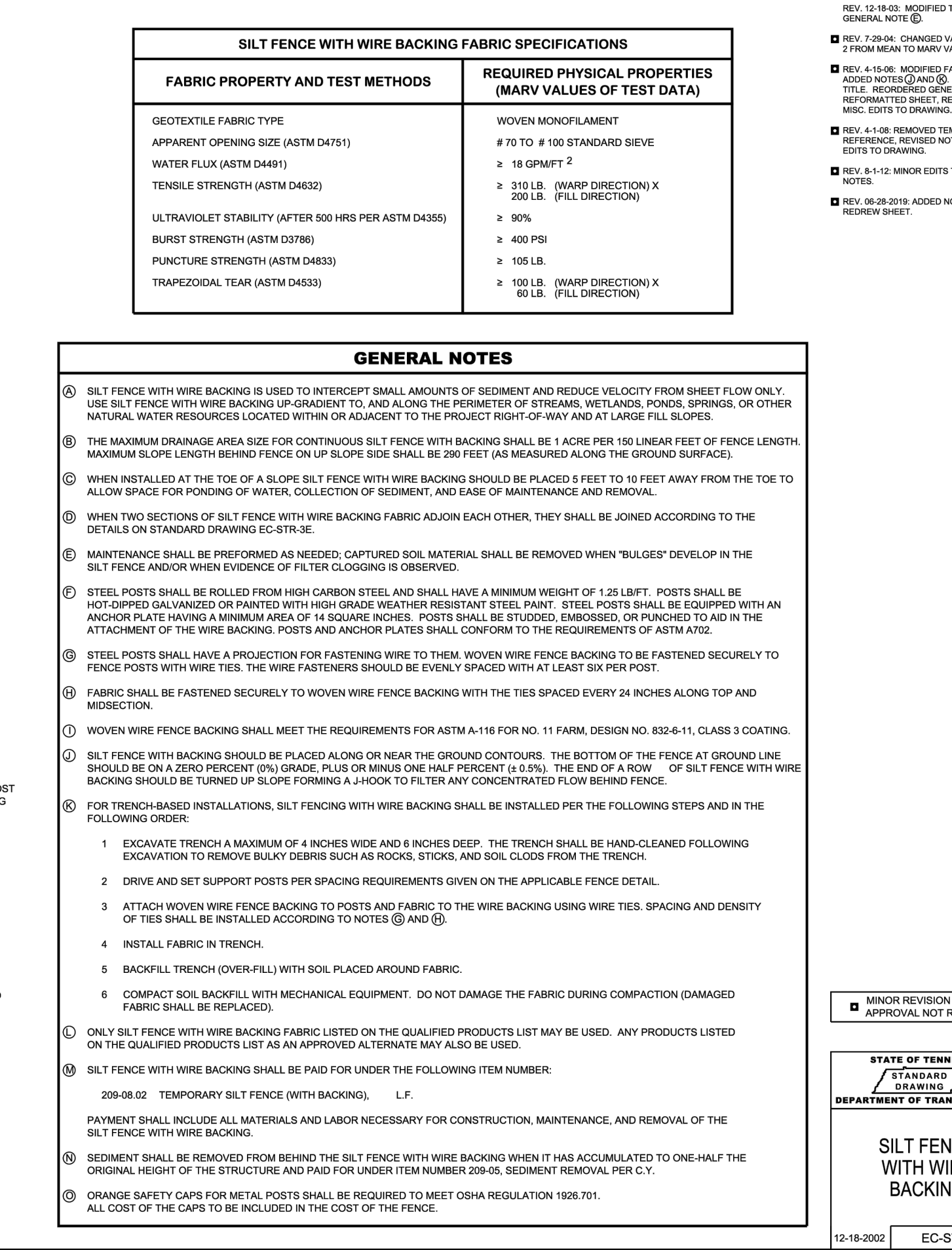
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EROSION CONTROL PLAN LEGEND: * SFB * SFB * SFB * SILT FENCE WITH WIRE BACKING

04
 C4.3

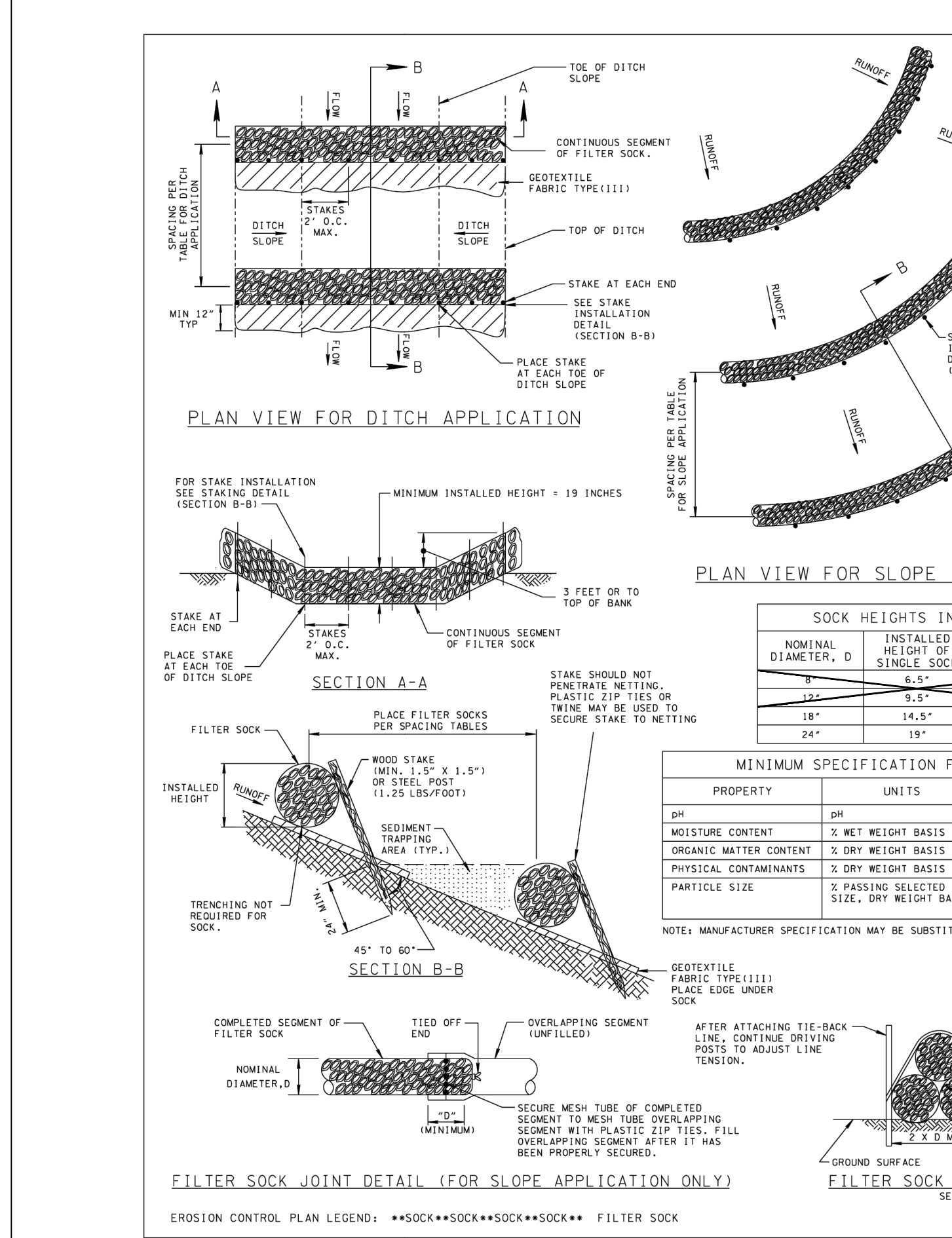
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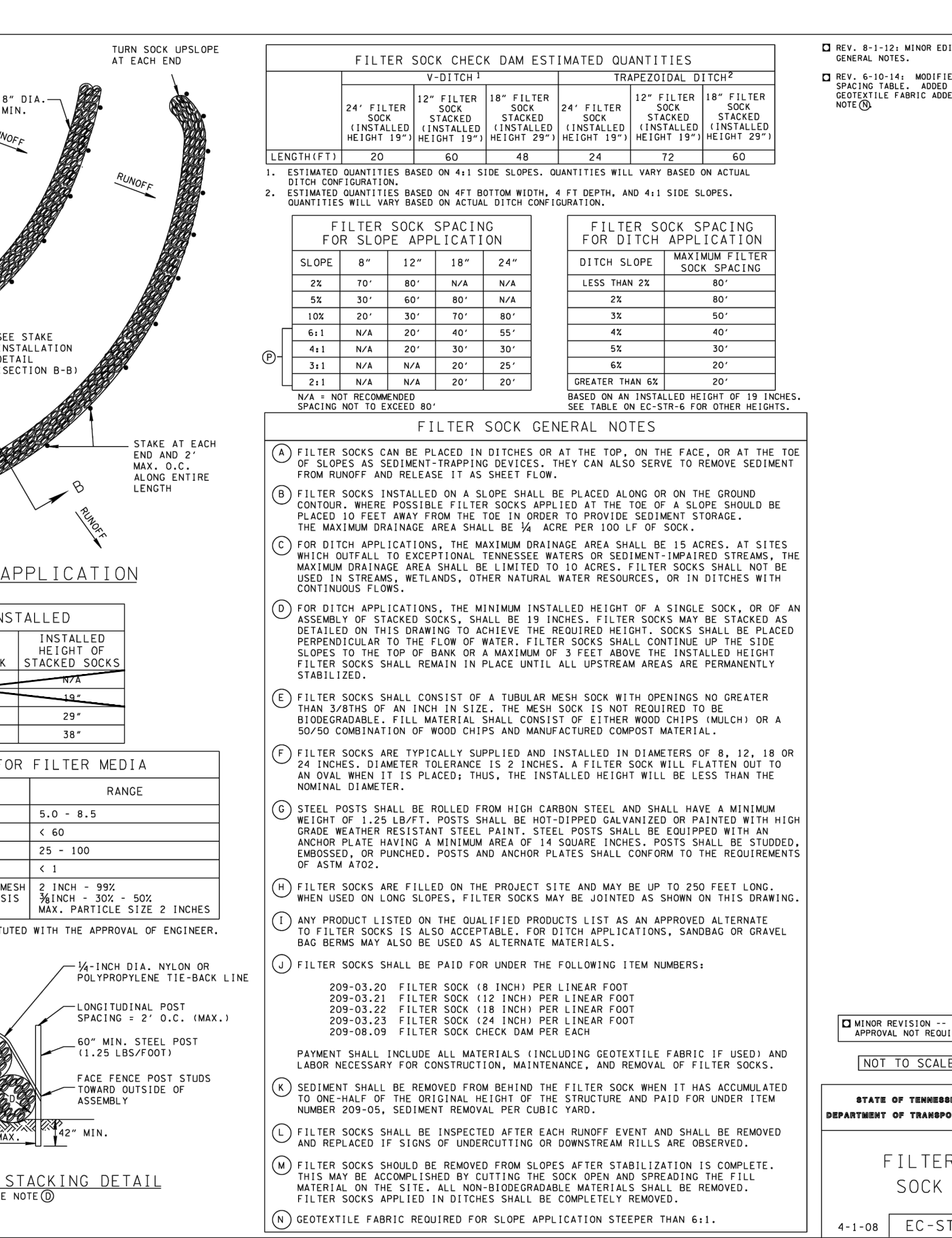
04
 C4.3

12-18-02 EC-STR-3B



EROSION CONTROL PLAN LEGEND: * SOCK * SOCK * SOCK * SOCK * FILTER SOCK

04
 C4.3

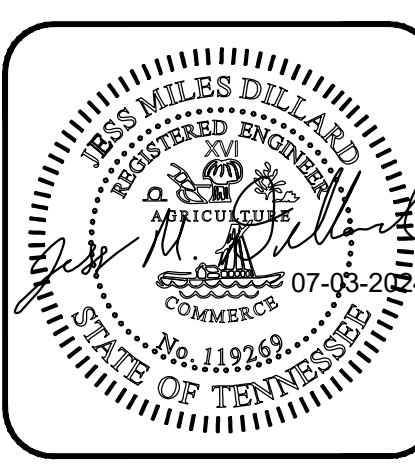


EROSION CONTROL PLAN LEGEND: * SOCK * SOCK * SOCK * SOCK * FILTER SOCK

04
 C4.3

BRIDGEPOINT, LLC
 2095A COOKS RD.
 MOUNT JULIET, TENNESSEE
 37115-4323 (501) 233-1100
 WWW.BRIDGEPOINTTN.COM

SITE PLANS FOR
UNITED FARM AND HOME CO-OP
FEED BUILDING
 1385 NORTH MAIN STREET
 MOUNT PLEASANT, TENNESSEE
 MAURY COUNTY, TENNESSEE



BR
 JMD
 JMD
 DRAWN BY: 7/25/2024
 CHECKED BY: AS SHOWN
 APPROVED BY: 24-040

DATE: 7/25/2024
 DRAWING SCALE: AS SHOWN
 PROJECT NO.: 24-040

SHEET NUMBER:
C4.3

SANITARY SEWER NOTES:

1. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE CITY OF MT PLEASANT SEWER DEPARTMENT PRIOR TO COMMENCING ANY SEWER WORK.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES WILL BE IN STRICT COMPLIANCE WITH THE CURRENT STANDARD SPECIFICATION S AND DETAILS OF THE CITY OF MT PLEASANT SEWER DEPARTMENT.
3. NO CONNECTION TO THE EXISTING SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED SANITARY SEWER WORK HAS BEEN INSPECTED AND APPROVED BY THE CITY OF MT PLEASANT.
4. TEN-FOOT MINIMUM HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHENEVER POSSIBLE.
5. ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME BORNE BY THE CONTRACTOR.
6. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, INVERTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES FOUND SHALL BE SENT TO ENGINEER PRIOR TO ANY WORK.
7. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
8. SANITARY SEWER SERVICE TO BUILDING SHALL BE EXTENDED FROM THE EXISTING CONNECTION POINT TO A POINT 5 FEET OUTSIDE BUILDING WHERE THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION TO THE BUILDING PLUMBING SYSTEM.
9. ALL PROPOSED SEWER IS TO BE PRIVATE.

WATER LINE CONSTRUCTION NOTES:

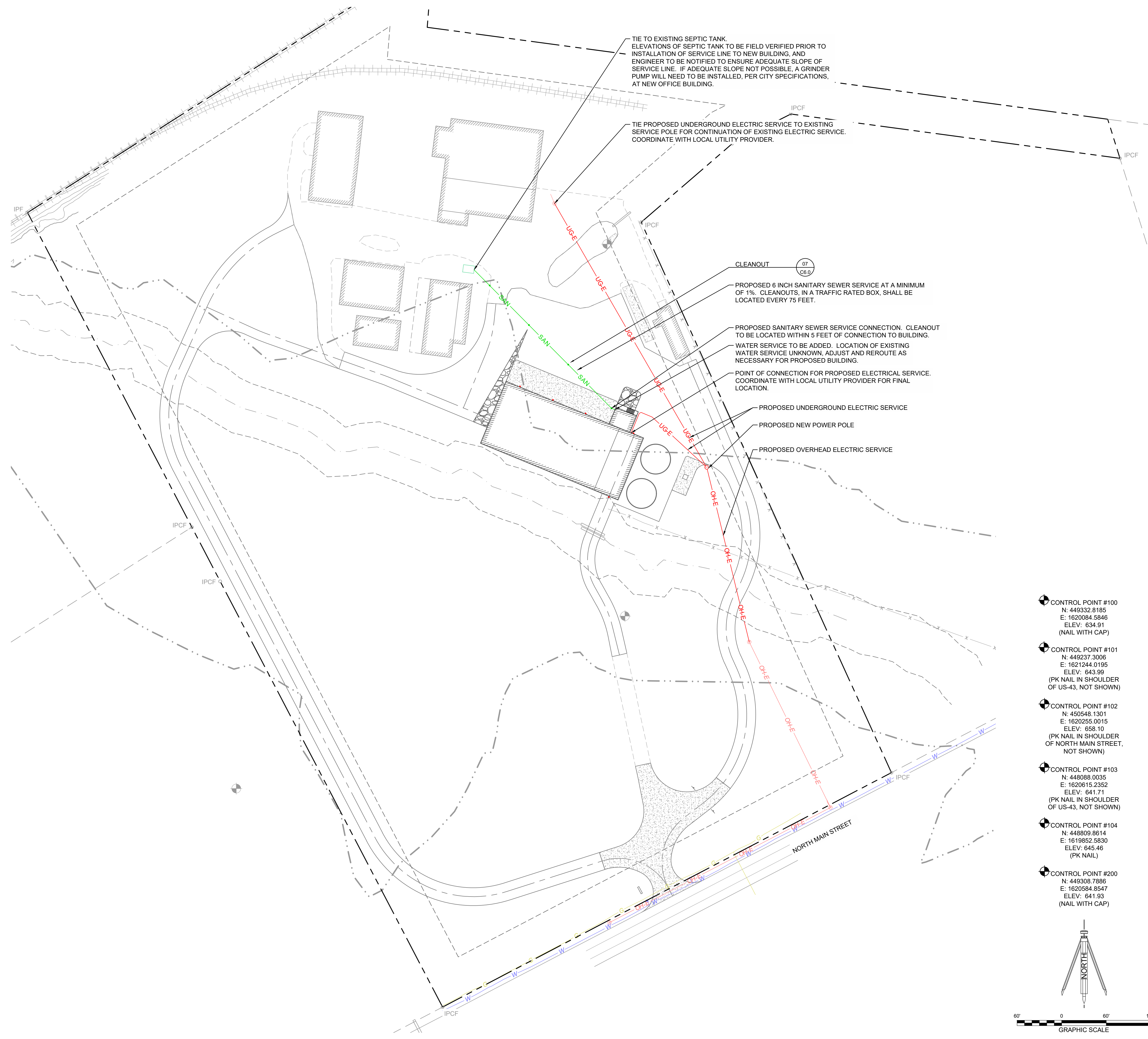
1. ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR SUCH WORK FOR THE CITY OF MT PLEASANT PUBLIC WORKS AS ON FILE WITH THE TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENTAL DIVISION OF WATER QUALITY CONTROL.
2. BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CITY OF MT PLEASANT PUBLIC WORKS SHALL BE CONTACTED BY THE CONTRACTOR AND ALL REQUIREMENTS OF THAT AGENCY SATISFIED. UPON COMPLETION OF WATER LINE INSTALLATION, LINE DISINFECTION AND PRESSURE TESTING WILL BE DONE BY THE CONTRACTOR UNDER THE INSPECTION OF THE PROPER ENTITY. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF REASONABLE INSPECTION FEES.
3. ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME BORNE BY THE CONTRACTOR.
4. WATER LINE CONSTRUCTION IS TO BE COMPLETED EXCEPT FOR ACTUAL CONNECTIONS TO EXISTING WATER LINE, AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM. THE CONTRACTOR WILL NOTIFY THE CITY OF MT PLEASANT WATER DEPARTMENT AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED.
5. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
6. ALL BENDS, TEES, CROSSES, PLUGS, PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
7. WATERLINE SERVICE TO BUILDING SHALL BE EXTENDED FROM THE EXISTING MAIN TO A POINT 5 FEET OUTSIDE BUILDING WHERE THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION TO THE BUILDING PLUMBING SYSTEM.
8. REDUCED PRESSURE BACKFLOW PREVENTER(S) (RPBP) SHALL BE INSTALLED SUCH THAT IT IS PROTECTED FROM FREEZING AND IN A MANNER TO ALLOW FOR PROPER DRAINAGE AND TESTING.
9. RPBP DEVICE(S) SHALL HAVE A PASSING INSPECTION AND BACKFLOW TEST PERFORMED BY THE CITY OF MT PLEASANT. DDCV ASSEMBLIES AND DC BYPASS DEVICES ARE TO BE TESTED BY A LICENSED FIRE SPRINKLER COMPANY (CERTIFIED BY TDEC TO TEST BACKFLOW DEVICES) AND THE TEST REPORT SUPPLIED TO THE CITY CROSS CONNECTION COORDINATOR. ALL DEVICES MUST PASS INSPECTION AND TESTS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FAILURE TO COMPLY MAY ALSO RESULT IN TERMINATION OF WATER SERVICE(S) TO THE PREMISES.
10. DEAD END WATER LINES TO BE FITTED WITH BLOW OFF VALVE AND ASSEMBLY. VALVE AND ASSEMBLY TO BE APPROVED BY THE ENGINEER AND CITY OF MT PLEASANT PRIOR TO INSTALLATION.
11. ALL PROPOSED WATER LINE IS TO BE PRIVATE.

ELECTRICAL SERVICE NOTE:

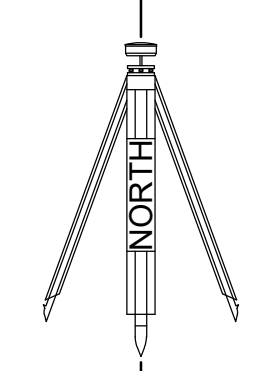
1. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE INSTALLATION WITH LOCAL UTILITY PROVIDER. CONTRACTOR RESPONSIBLE FOR ALL PRIMARY AND SECONDARY CONDUITS. CONTRACTOR TO FOLLOW LOCAL PROVIDER UNDERGROUND INSTALLATION GUIDE AND ANY OTHER LOCAL PROVIDER REQUIREMENTS. CONTRACTOR TO COORDINATE ALL INSTALLATION DETAILS WITH THE LOCAL PROVIDER.

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING NATURAL GAS LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED WATER LINE (SIZE VARIES)
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED SANITARY CLEANOUT
- PROPOSED TRANSFORMER



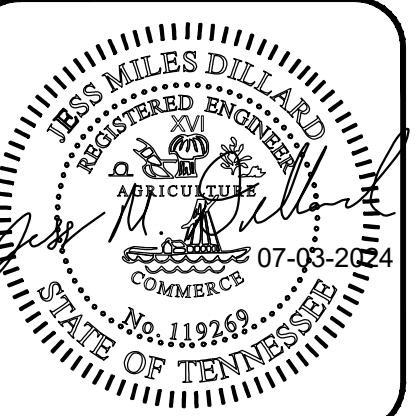
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ELEV: 641.93
(NAIL WITH CAP)



BRIDGEPOINT, LLC
2095A COOKS RD.
MOUNT JULIET, TENNESSEE
615-433-5000
WWW.BRIDGEPOINTTN.COM

No.	Revision/Issue	Date

SITE PLANS
FOR
**UNITED FARM AND HOME CO-OP
FEED BUILDING**
1385 NORTH MAIN STREET
MOUNT PLEASANT, TENNESSEE
MAURY COUNTY, TENNESSEE



UTILITY LAYOUT

DATE:	7/25/2024	DRAWN BY:	BRS
DRAWING SCALE:	AS SHOWN	CHECKED BY:	JMD
PROJECT NO.:	24-040	APPROVED BY:	JMD

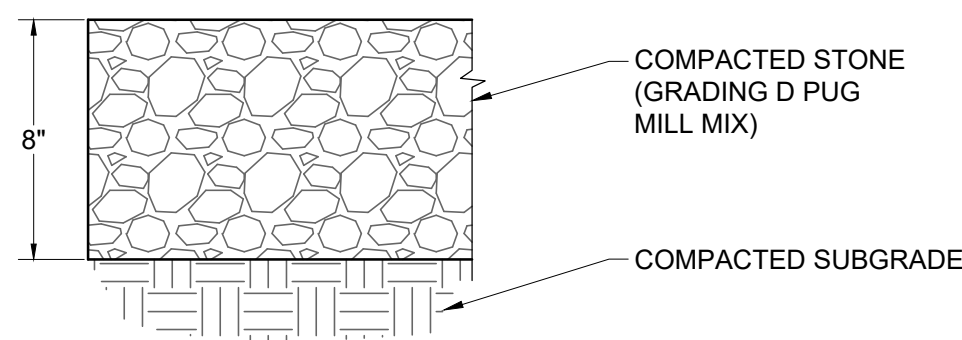
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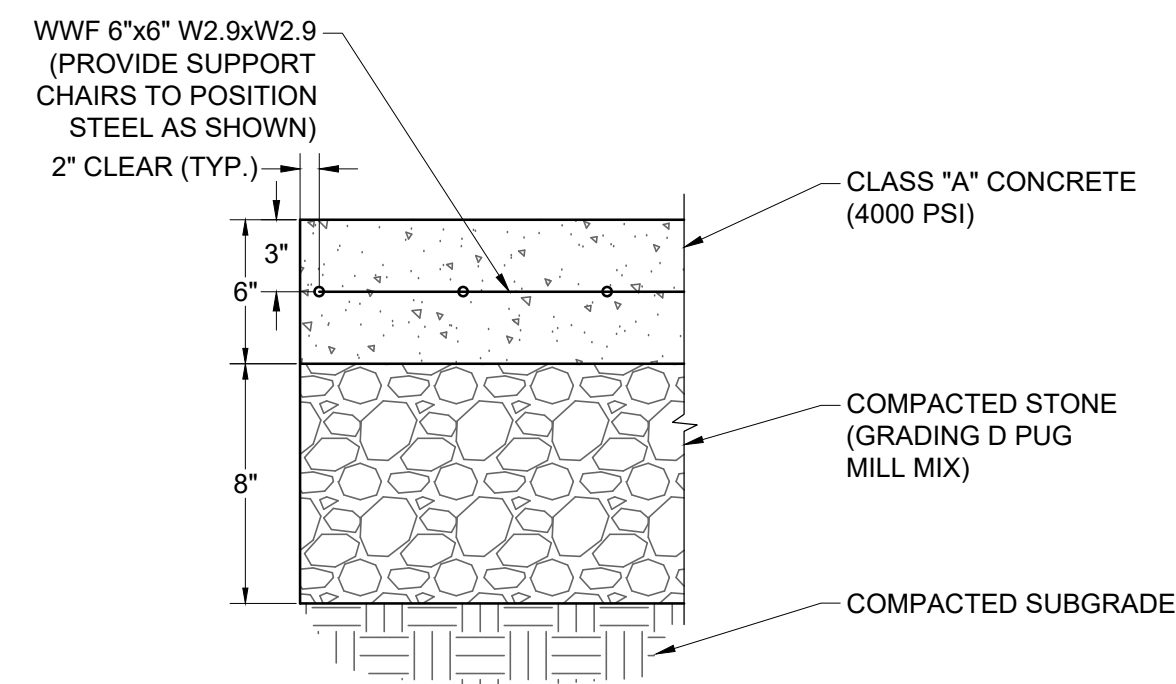


BRIDGEPOINT, LLC
2095A COOKS RD.
MOUNT JULIET, TENNESSEE
615-453-9000
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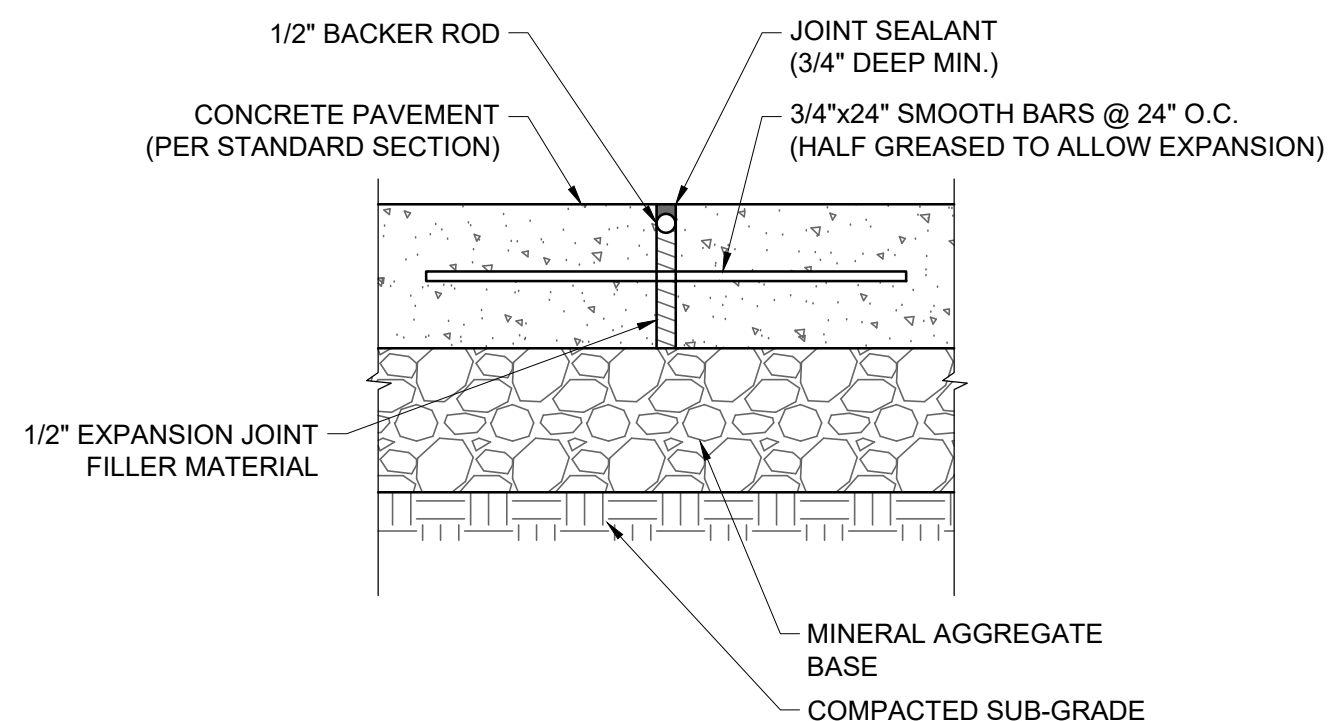
Date	
Revision/Issue	
No.	



01
C6.0
GRAVEL SECTION
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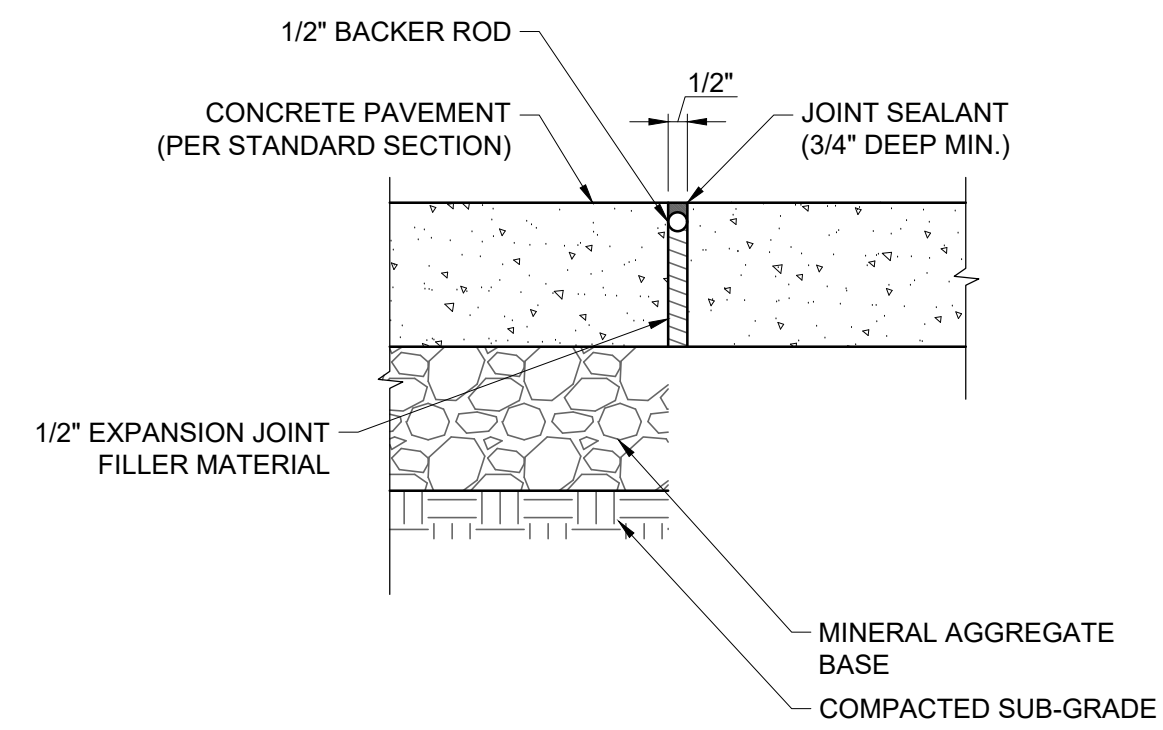


02
C6.0
CONCRETE PAVEMENT SECTION
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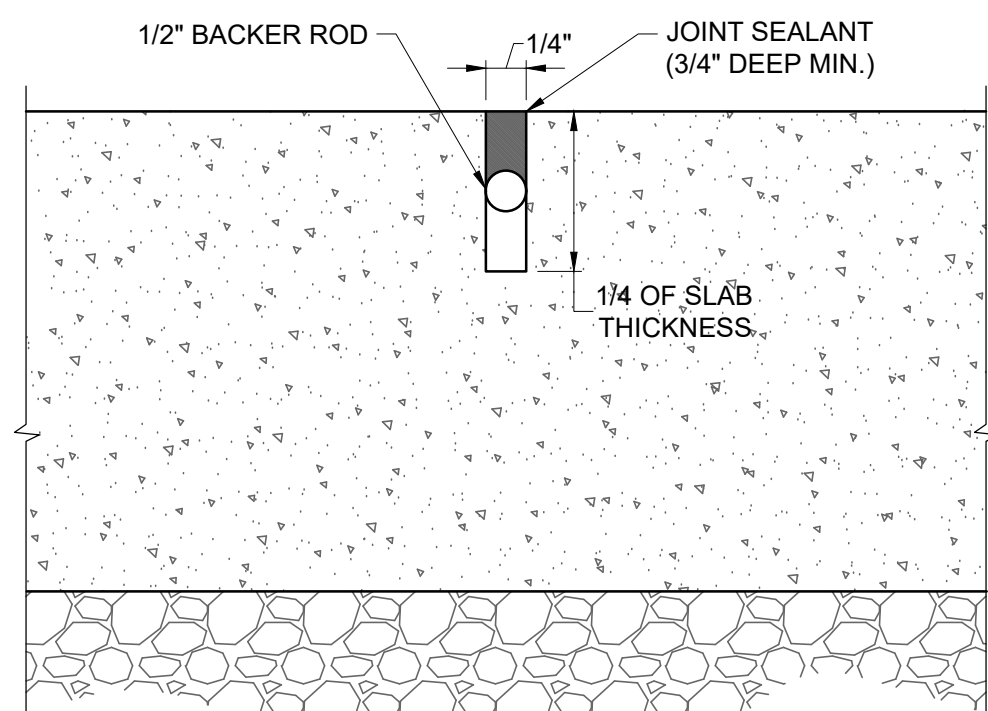
NOTES:
1. INSTALL CONSTRUCTION JOINTS WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES

03
C6.0
CONCRETE PAVEMENT CONSTRUCTION JOINT
NOT TO SCALE

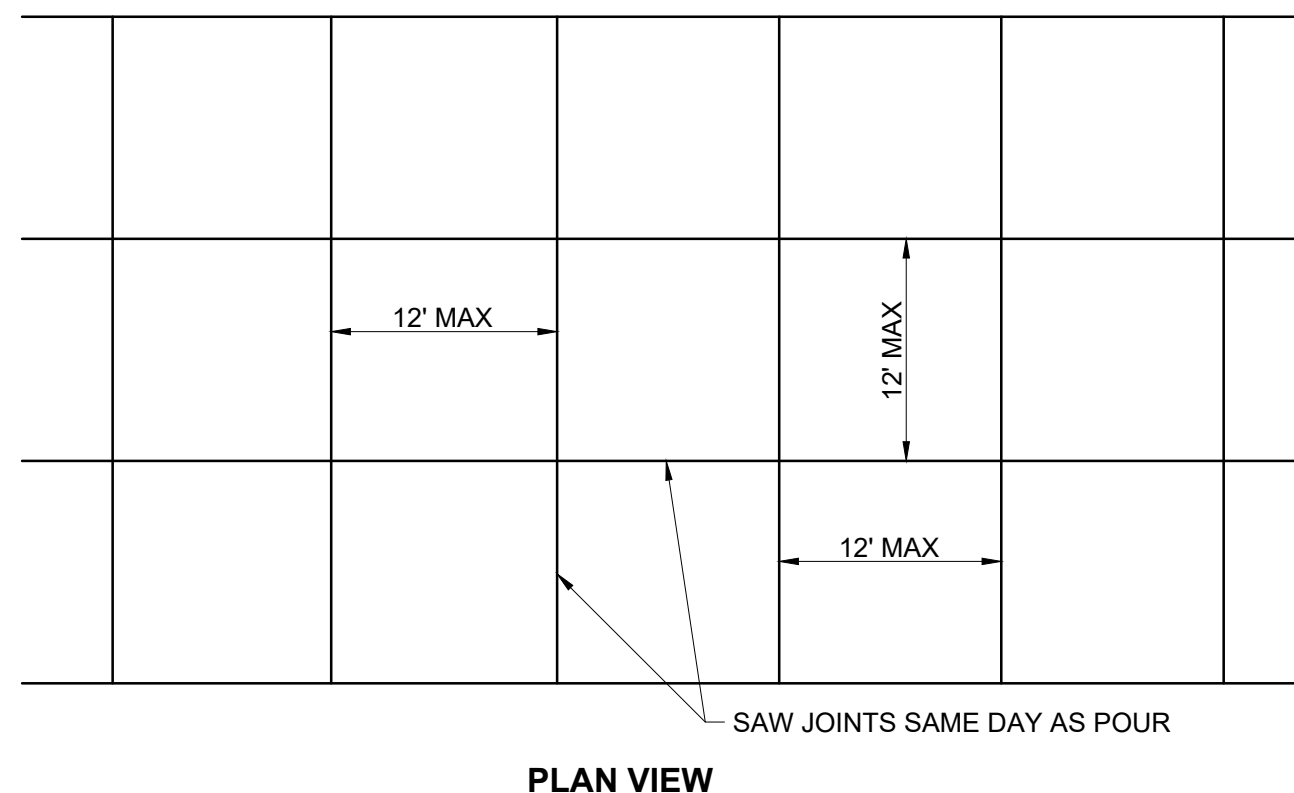


NOTES:
1. INSTALL EXPANSION JOINTS @ 25' O.C. IN EACH DIRECTION AND AGAINST ASPHALT PAVEMENT AND STRUCTURES.

04
C6.0
CONCRETE PAVEMENT EXPANSION JOINT
NOT TO SCALE

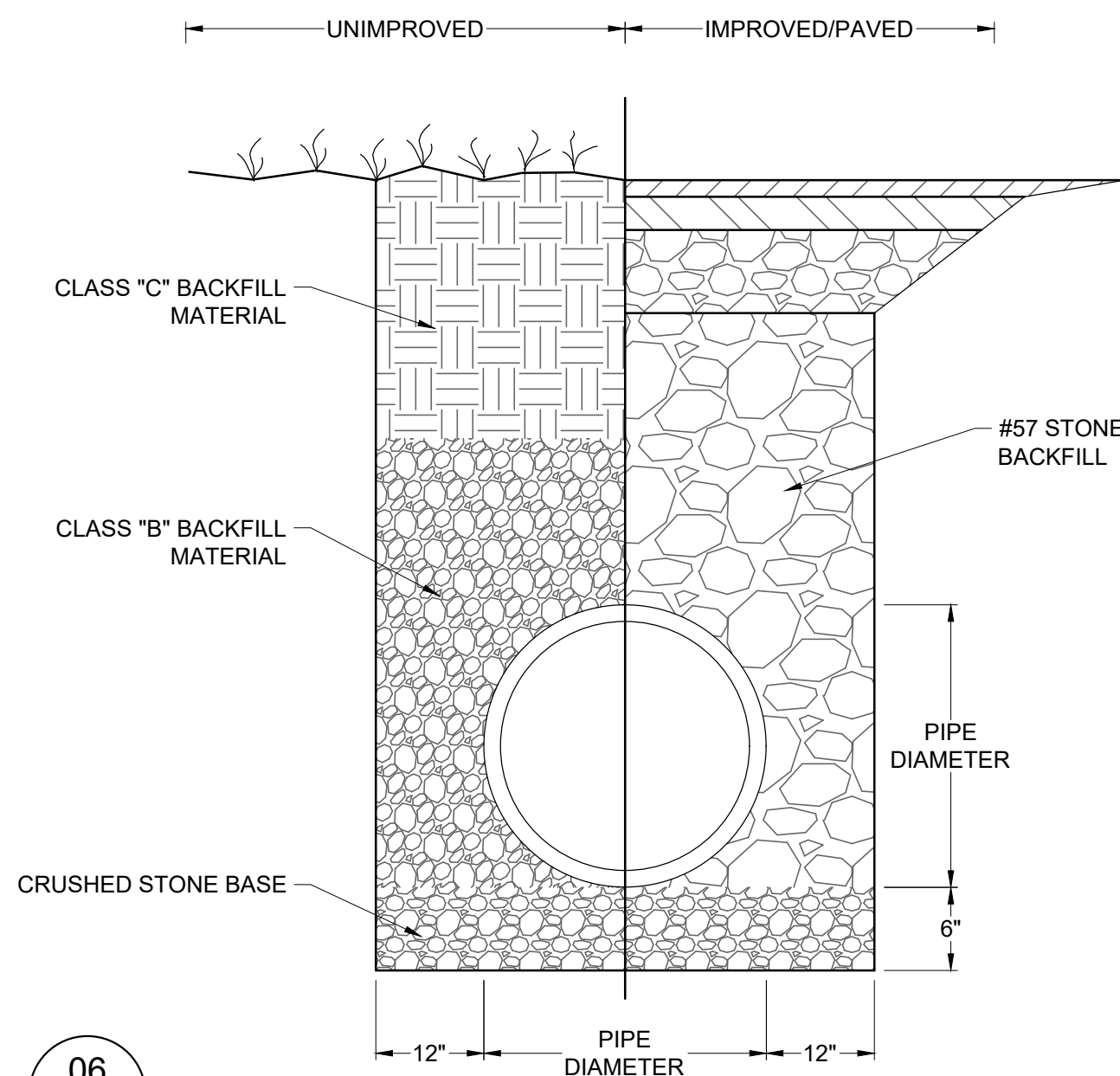


05
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CONCRETE PAVEMENT SAW CUT DETAIL
NOT TO SCALE

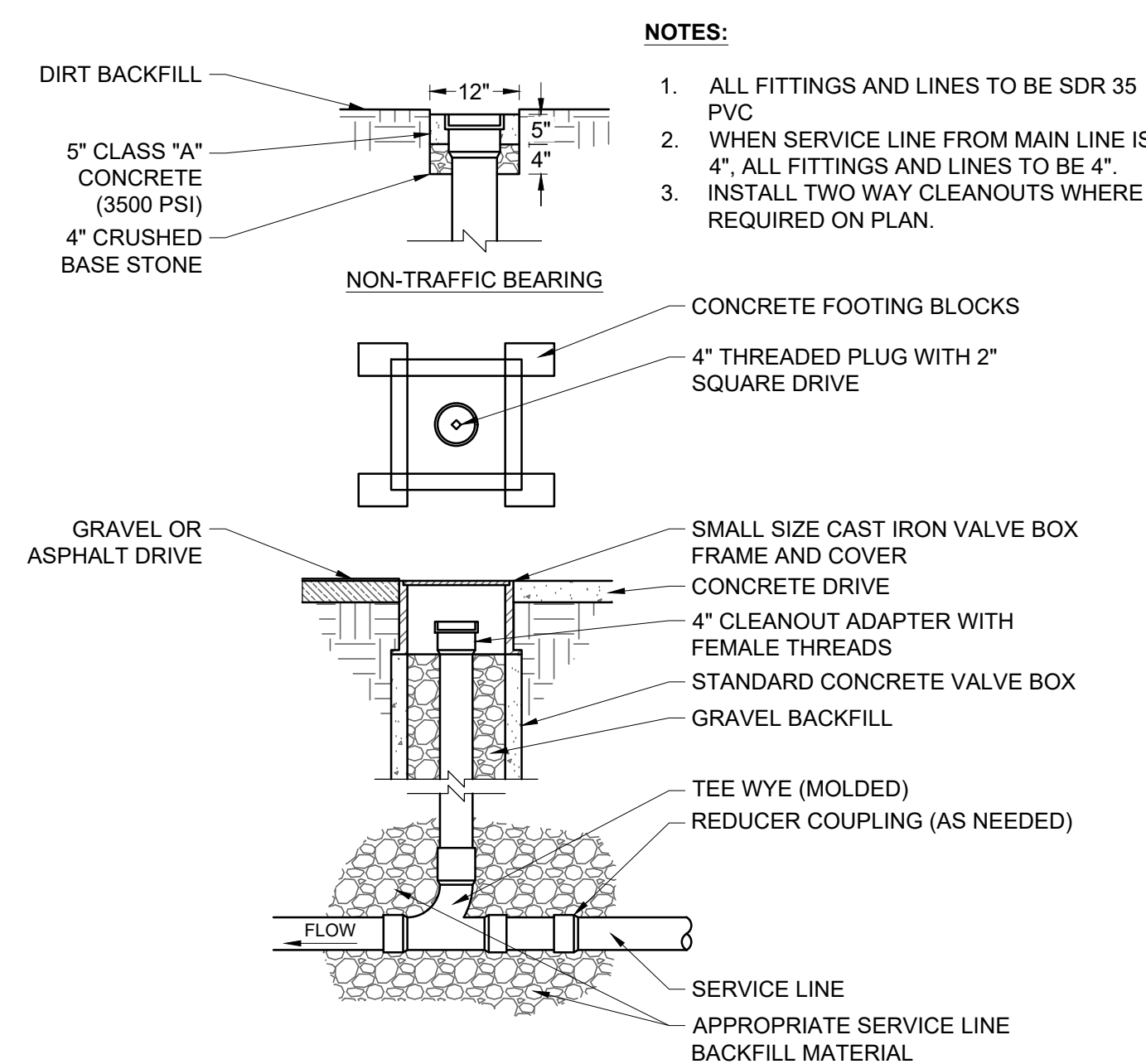


NOTES:
1. INSTALL SAW CUT JOINTS WITHIN 24 HOURS OF FINISHING CONCRETE.

05
C6.0

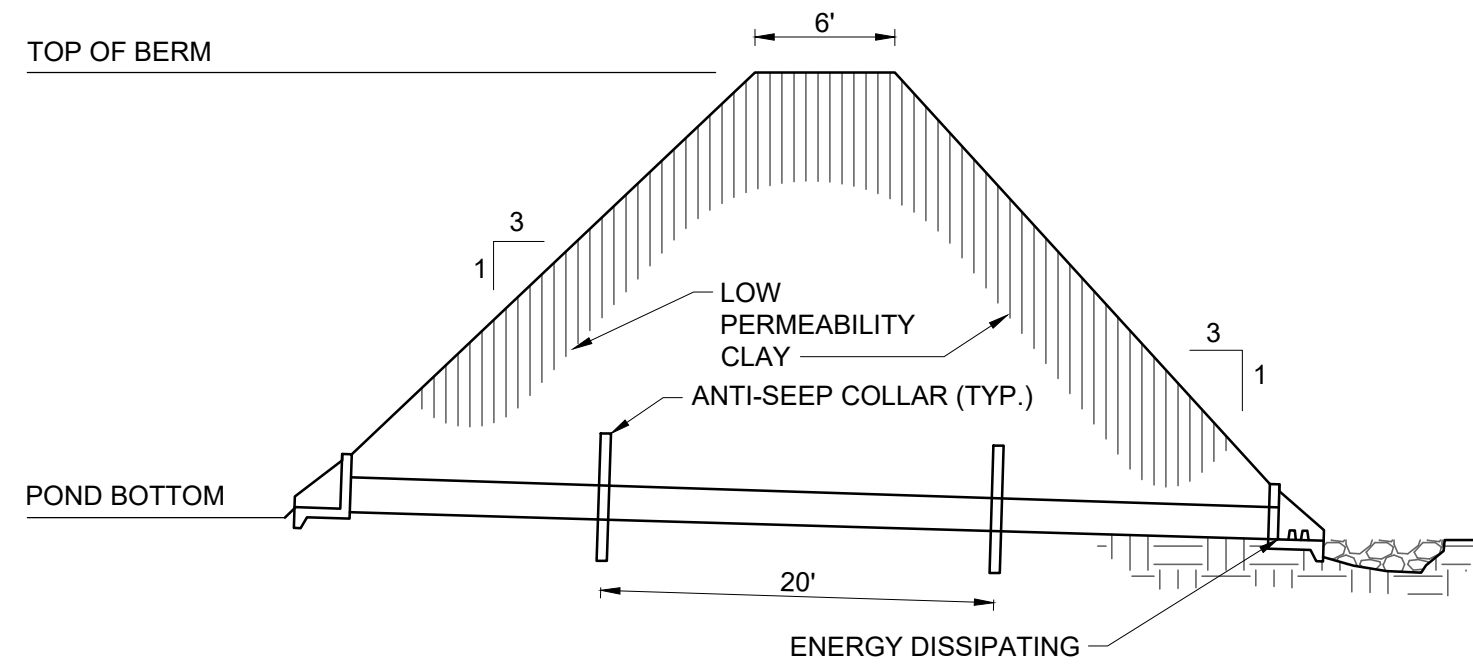


06
C6.0
PIPE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. ALL FITTINGS AND LINES TO BE SDR 35 PVC
2. WHEN SERVICE LINE FROM MAIN LINE IS 4" ALL FITTINGS AND LINES TO BE 4"
3. INSTALL TWO WAY CLEANOUTS WHERE REQUIRED ON PLAN.

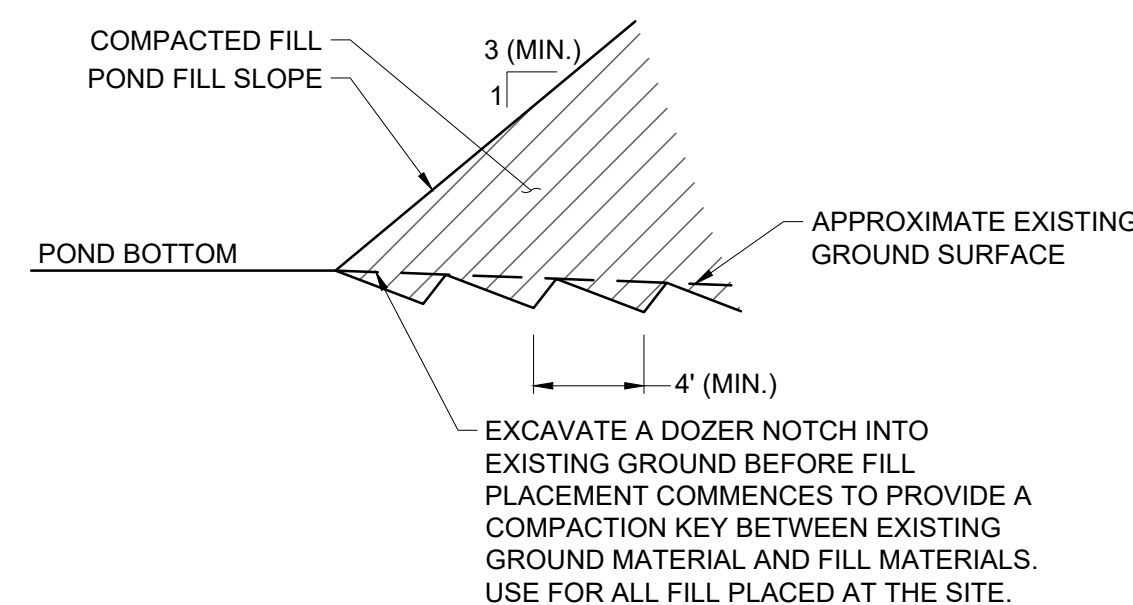
07
C6.0
CLEANOUT
NOT TO SCALE



NOTES:
1. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D-698 OR AS DIRECTED BY THE ON SITE GEOTECHNICAL ENGINEER.
2. OVERBUILD ENTIRE BERM BY 5 FEET ON EITHER SIDE OF BERM DURING FILL PLACEMENT/COMPACTION AND REMOVE EXCESS MATERIAL TO MATCH TYPICAL CROSS SECTION WHEN CONSTRUCTED TO PROPER ELEVATION.
3. BARREL PIPE SHALL BE FITTED WITH ANTI-SEEP COLLARS AS SHOWN ON DETAIL THIS SHEET.
4. EXISTING GROUND (BEDROCK CONDITION) SHALL BE CLEANED OF ALL NATIVE SOILS/LOOSE MATERIAL AND FISHERS IN BEDROCK SHALL BE GROUDED FLUSH WITH SURFACE. CONSULT THE ON SITE GEOTECHNICAL ENGINEER FOR PROPER PREPARATION BEFORE APPROVED FILL IS PLACED.
5. EXISTING GROUND CONDITION SHALL MEET THE REQUIREMENTS OF THE TYPICAL COMPACTION KEY DETAIL THIS SHEET. AN APPROVED EQUIVALENT KEY MAY BE UTILIZED TO PROVIDE MAXIMUM COHESION AS DIRECTED BY THE ON SITE GEOTECHNICAL ENGINEER.

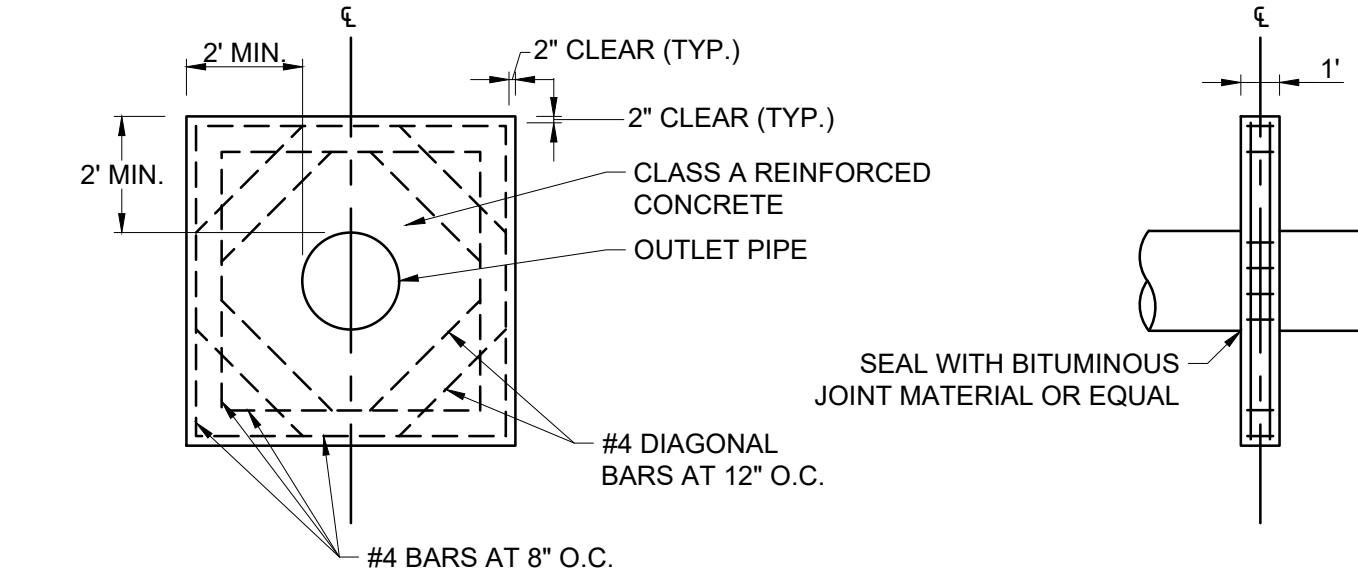
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DETENTION POND
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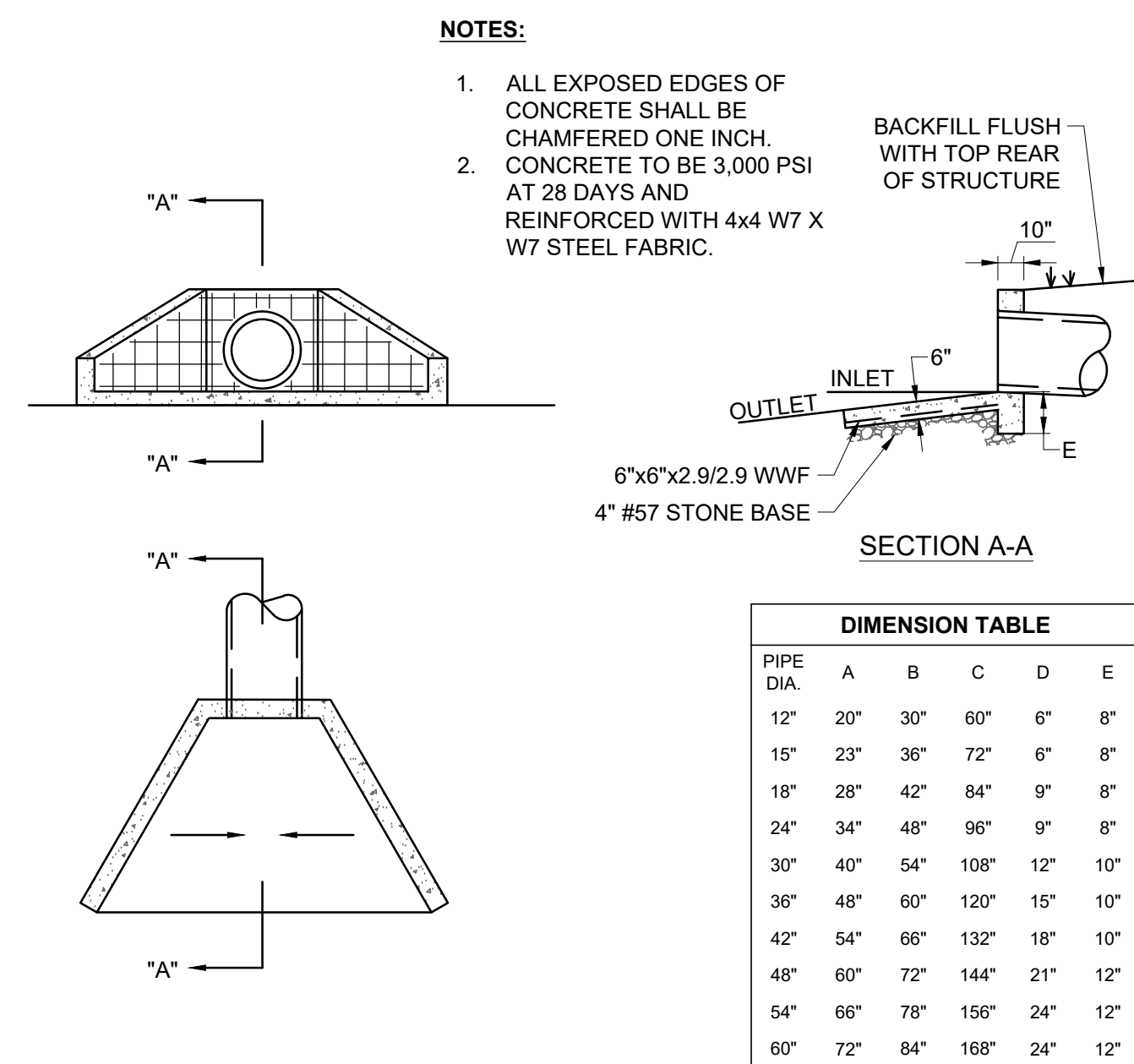
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DETENTION POND COMPACTION KEY
NOT TO SCALE



10
C6.0

ANTI-SEEP COLLAR
NOT TO SCALE



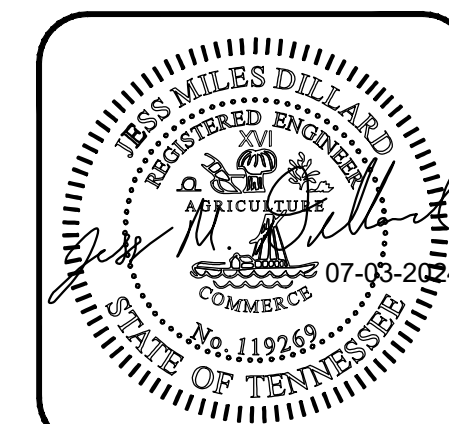
NOTES:
1. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED ONE INCH.
2. CONCRETE TO BE 3,000 PSI AT 28 DAYS AND REINFORCED WITH 4x4 W7 X W7 STEEL FABRIC.

PIPE DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

11
C6.0

CONCRETE WINGED HEADWALL
NOT TO SCALE

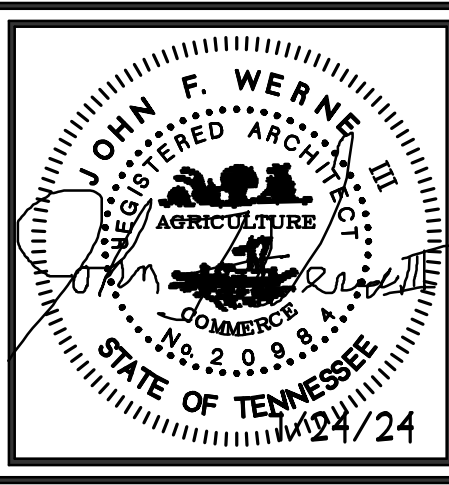
SITE PLANS FOR
UNITED FARM AND HOME CO-OP FEED BUILDING
1385 NORTH MAIN STREET
MOUNT PLEASANT, TENNESSEE
MAURY COUNTY, TENNESSEE



DATE:	7/25/2024	DRAWN BY:	BRS
DRAWING SCALE:	AS SHOWN	CHECKED BY:	JMD
PROJECT NO.:	24-040	APPROVED BY:	JMD

SHEET NUMBER:
C6.0

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PRELIMINARY
NOT FOR
CONSTRUCTION

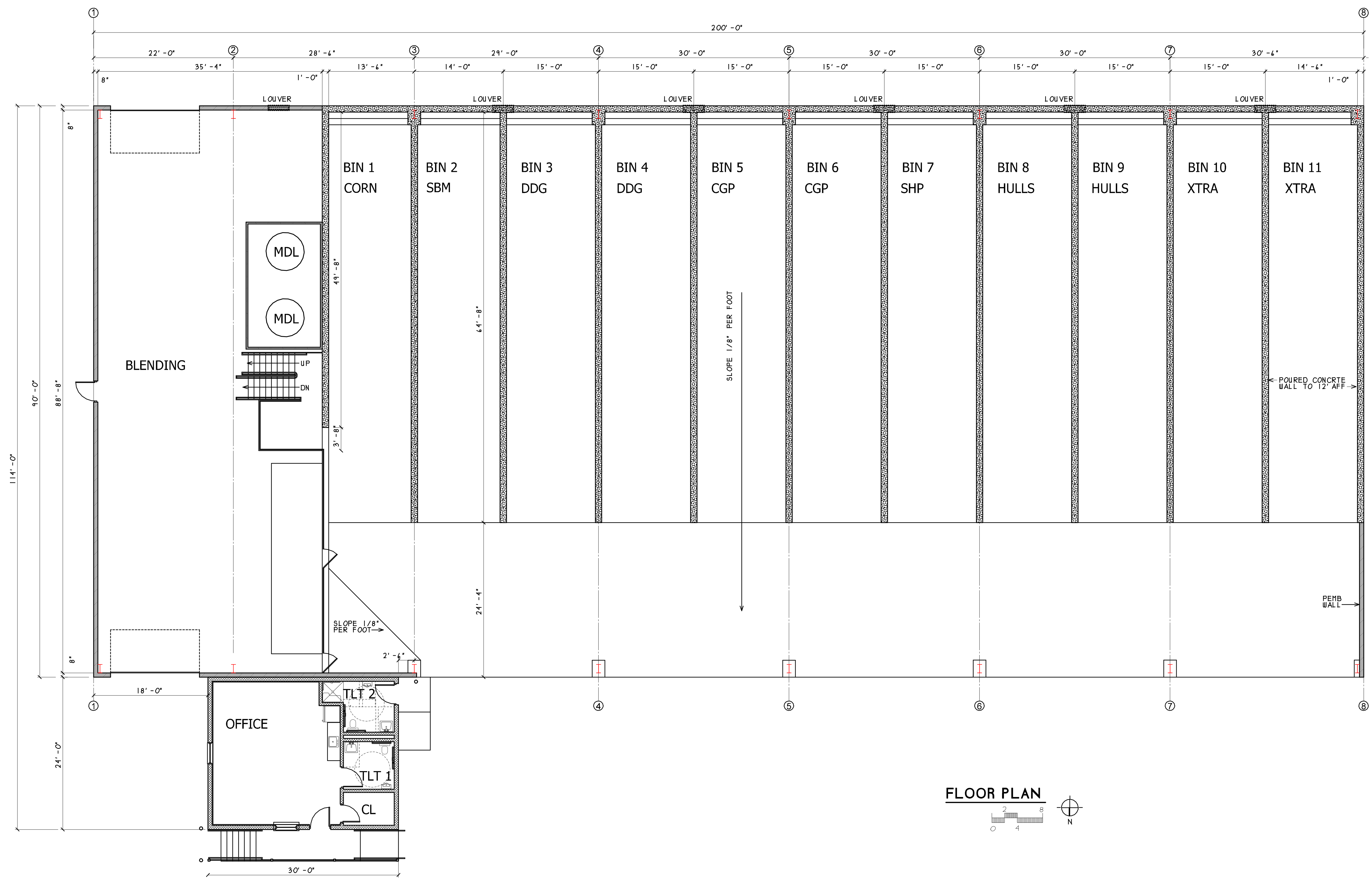
United Farm & Home CO-OP
Feed Building

1385 North Main Street, Mt. Pleasant, TN 38474

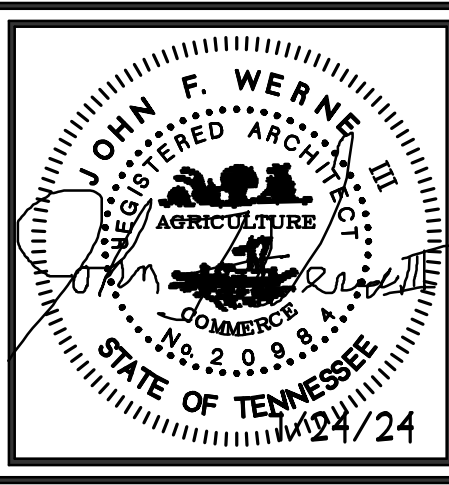
JOHN F. WERNE III
ARCHITECT

PO Box 183 Lawrenceburg, TN 38464
1020 OWEN COURT, ASHLAND CITY, TENNESSEE 37015 615-792-3966 jwerne3@gmail.com

A-1
ISSUE: 7/24/24



FLOOR PLAN



**PRELIMINARY
NOT FOR
CONSTRUCTION**

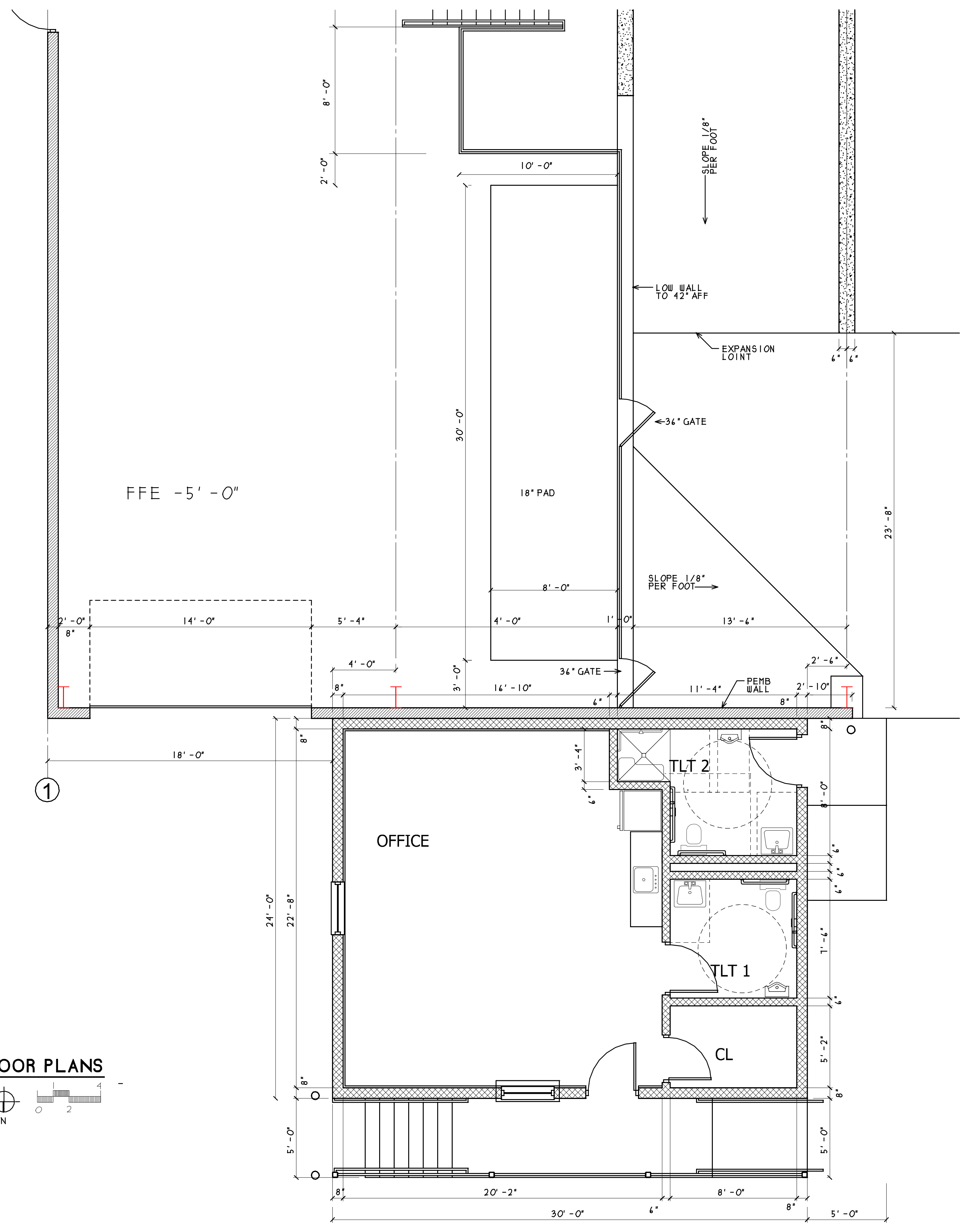
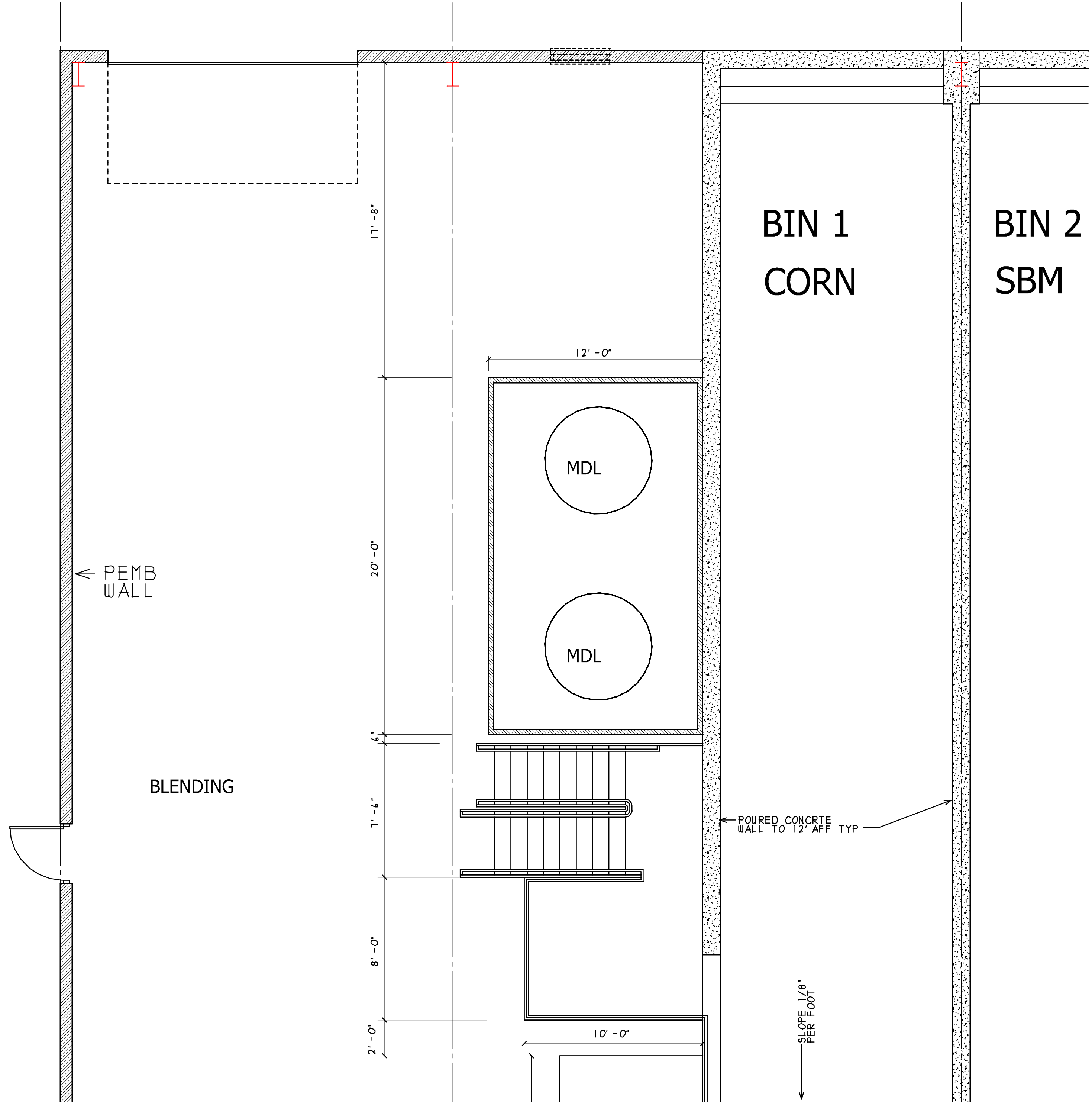
**United Farm & Home CO-OP
Feed Building**

1385 North Main Street, Mt. Pleasant, TN 38474

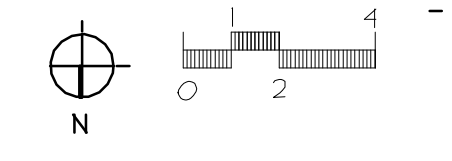
**JOHN F. WERNE III
ARCHITECT**

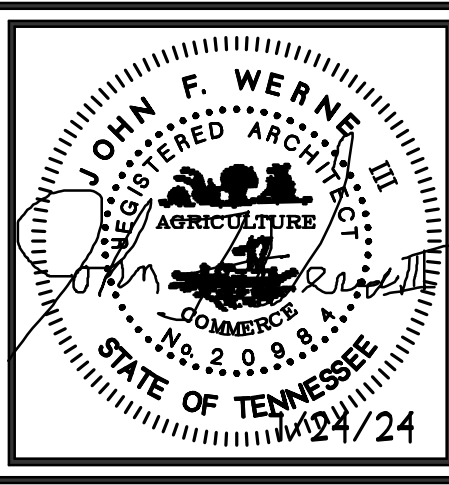
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LARGE SCALE FLOOR PLANS

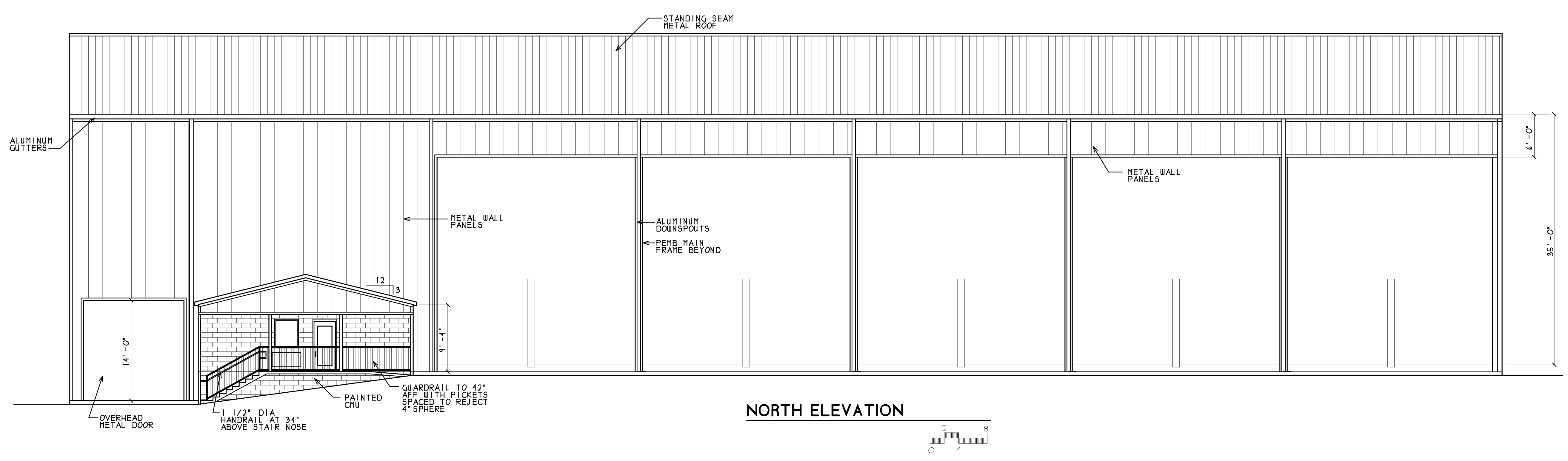
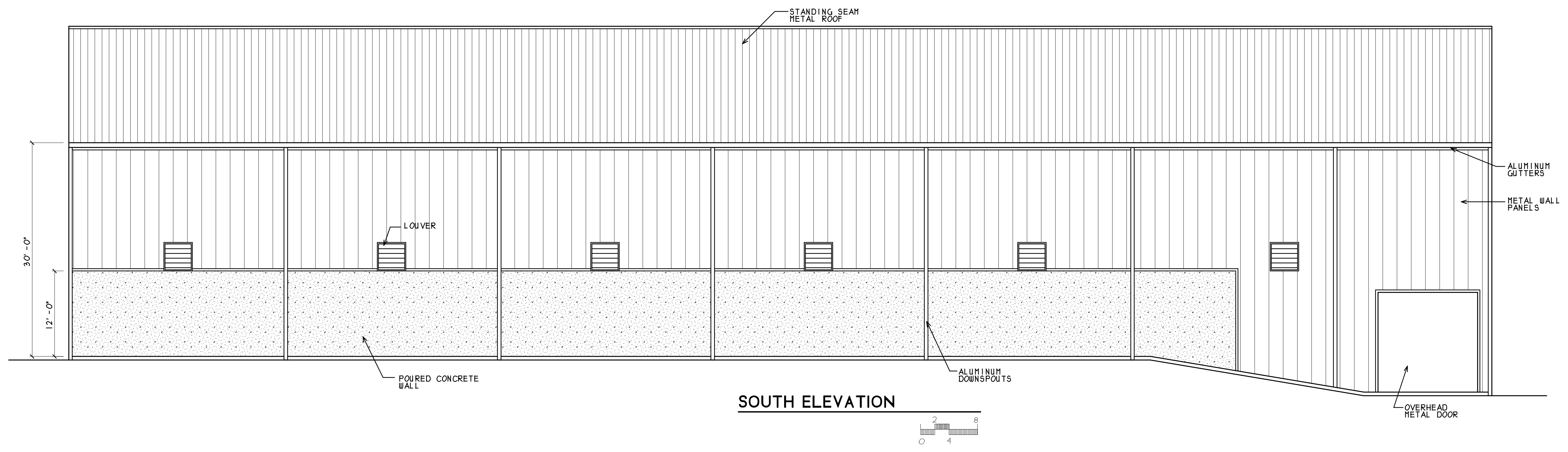




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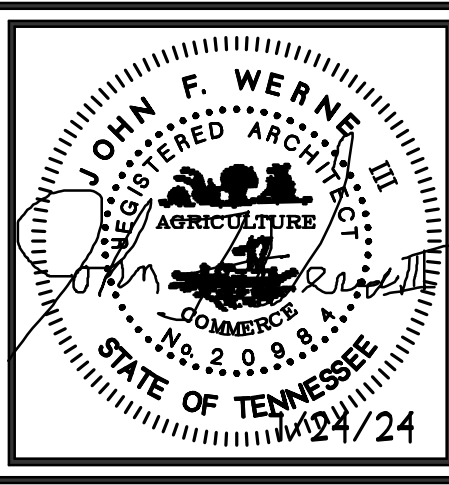
United Farm & Home CO-OP
Feed Building

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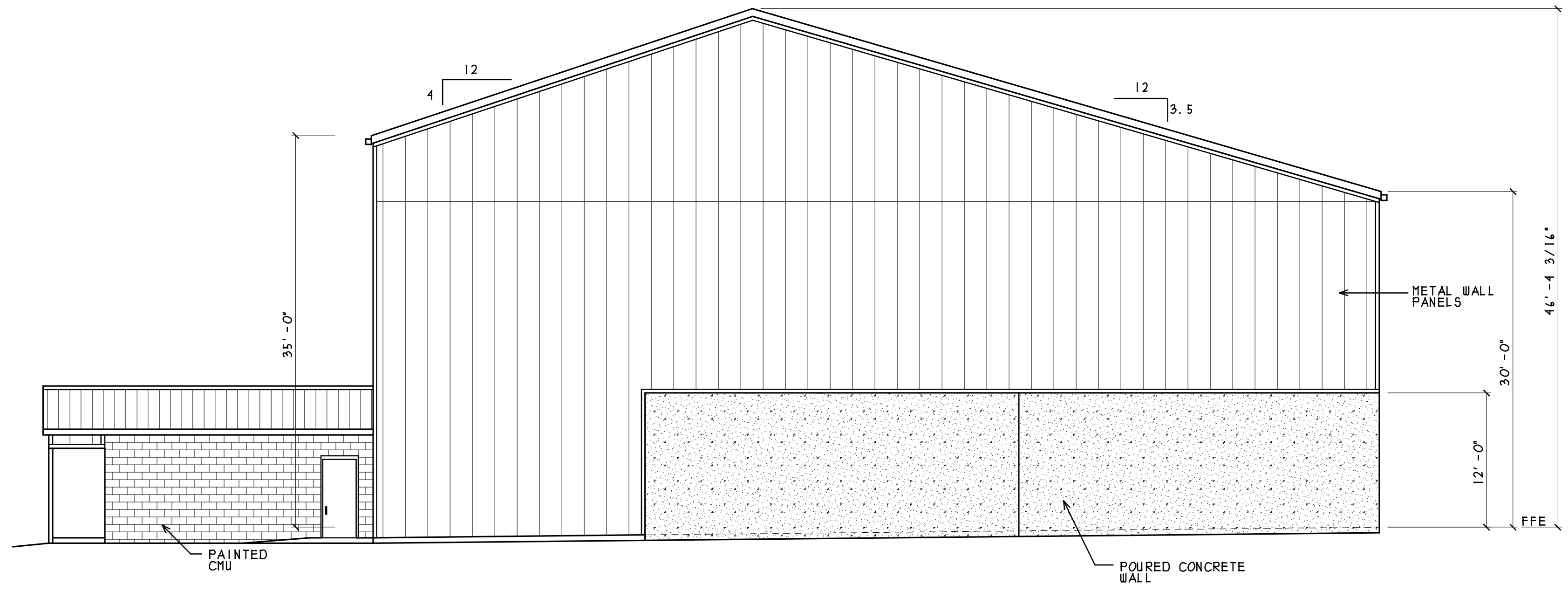
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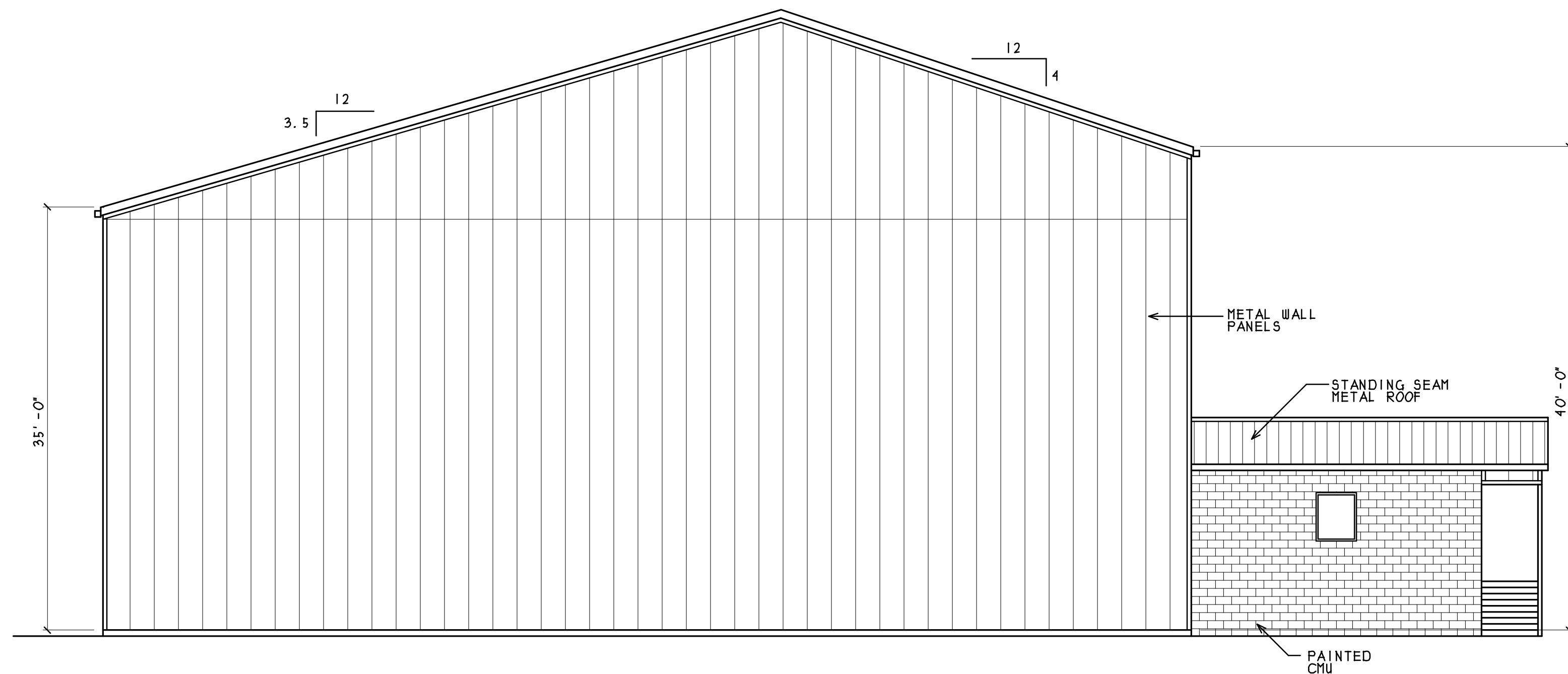
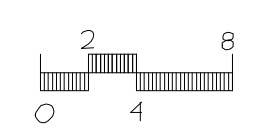
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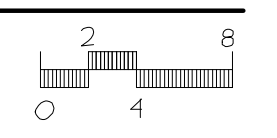
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WEST ELEVATION



EAST ELEVATION



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